SUBURBAN LIVING

1200 sf

Page 2

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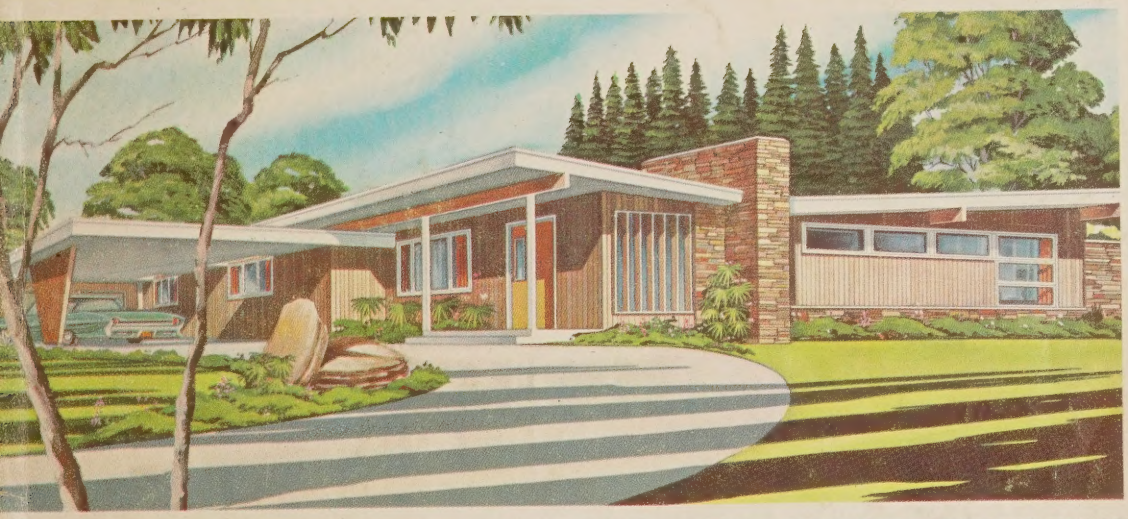
HOME PLANS *by Garlinghouse*

H.L. Dehner



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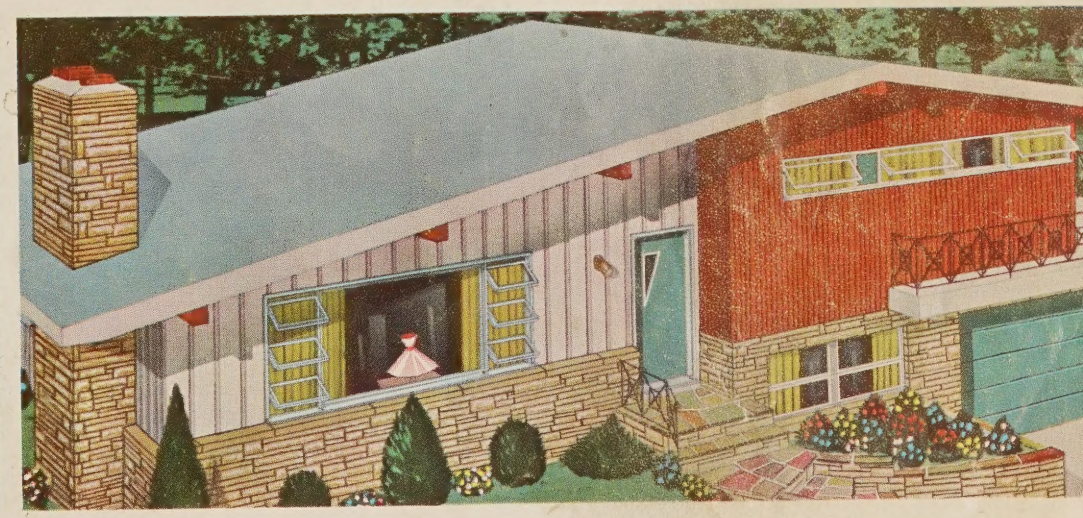

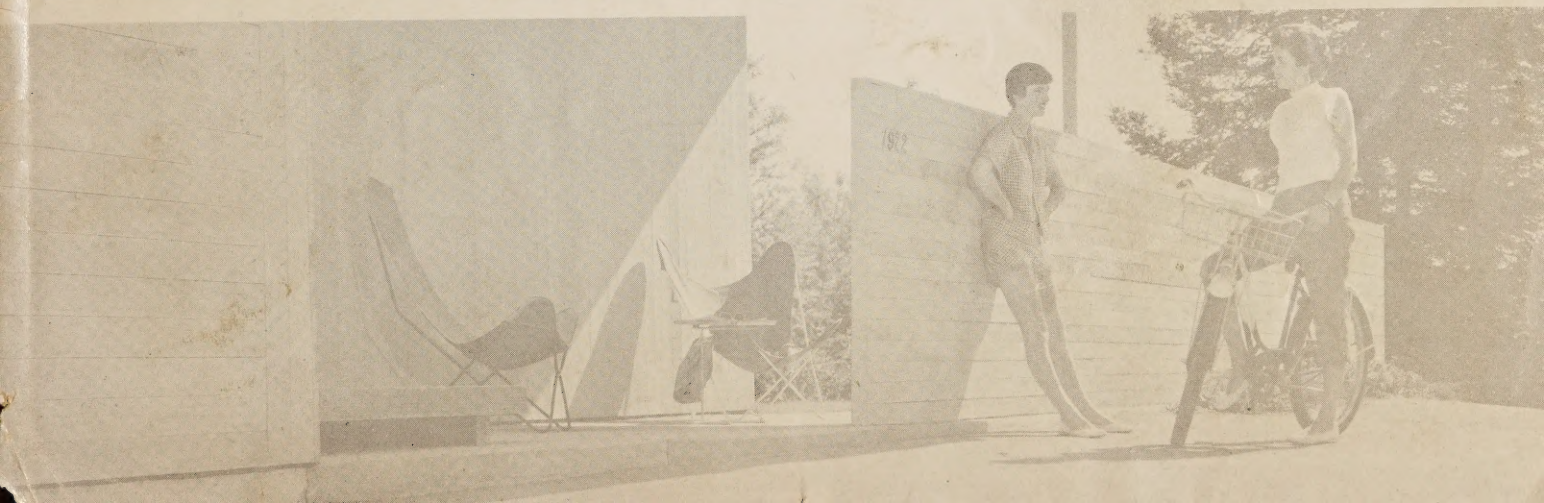

HOMES ON THE COVER

No. 9588—Here is contemporary designing at its best. If only from the aspect of appearance, this house is outstanding with its vertical grooved plywood exterior, its combined butterfly and flat roof and its beautifully proportioned cut stone chimney and curved terrace screen. The floor plan is equally well designed with contemporary planning. The entrance foyer is very attractive with its flagstone floor sunken four inches below the main floor level. The low planter and stone enclosed coat closet add even more to the attractiveness. Open planning is featured in the living room, family room, kitchen area, however, a folding partition is provided to close off the living room when desirable. If the basement is not desired, it can be omitted and the furnace and water heater can be placed in the storage room.

Four complete plans **$36,**
as shown or reversed, specifications, lumber and mill lists. Additional sets $4.00 each.
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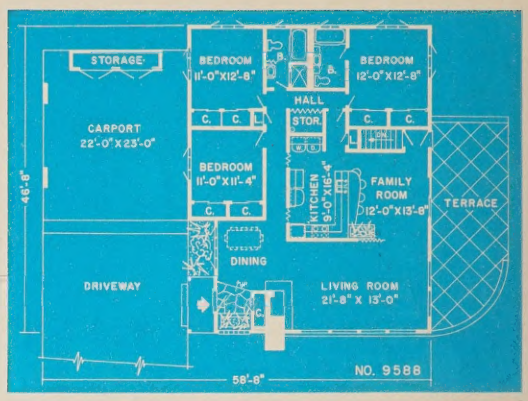
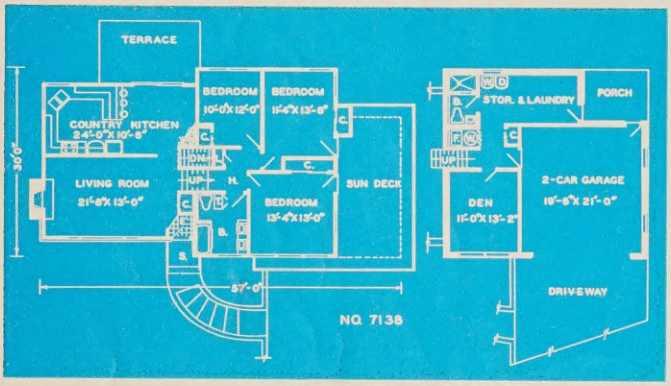
Area	Sq. Ft.
First Floor	1,655
Basement	1,655
Carport	572





No. 7138—This contemporary split-level for modern Americans has studio ceilings with exposed beams and a tiled entryway. You will enjoy the light airy country kitchen with built-ins and a breakfast bar. There is a planter near by and sliding glass doors leading to the terrace. Three bedrooms with large bath on upper level as well as a sun deck for your enjoyment. Ample storage, laundry and utility space in the lower level with 11′ by 13′ den and full shower bath.

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Area	*Sq. Ft.*
Living Areas	1,288
Garage Level	911

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AT 290

SUBURBAN LIVING
HOME PLANS *by Garlinghouse*

DESIGNERS and ARCHITECTS
Richard J. Arthur, Eddy & Paynter, A.I.A., Marion Lee Ellis, A.I.A., Richard W. Groh, A.I.A., James R. Killebrew, A.I.A., Eugene E. Latimer, Edward C. Ware, A.I.A.

Printed in U. S. A.

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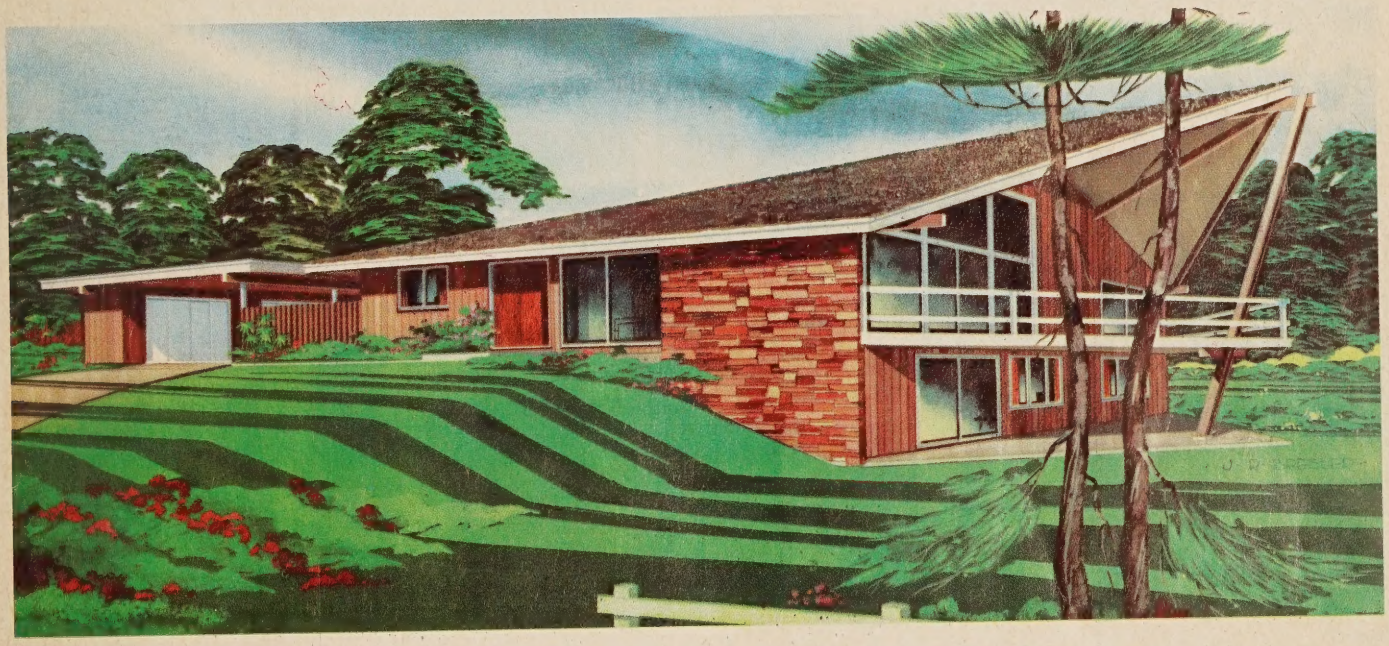
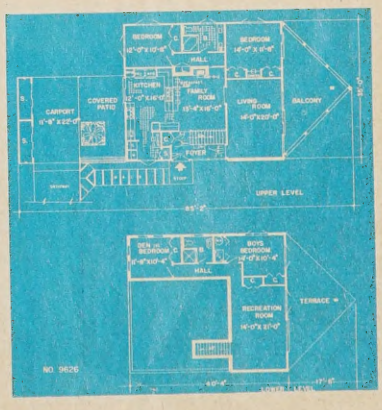


No. 9626—This very attractive contemporary design will be excellent for that lakeside or wooded mountain building site. Designed for year 'round living, it has a very practical and desirable floor plan layout. There are two bedrooms and bath on the upper level and the same on the lower level. The lower level also has a large recreation room. On the upper level both the living room and the master bedroom open onto the balcony through sliding glass doors. The entrance foyer is very attractive with a flagstone floor and open stairway which leads to the lower level. The kitchen is very large and contains a laundry niche for both washer and dryer, a built-in desk and plenty of built-in cabinets. The covered patio will make an excellent outdoor dining room.



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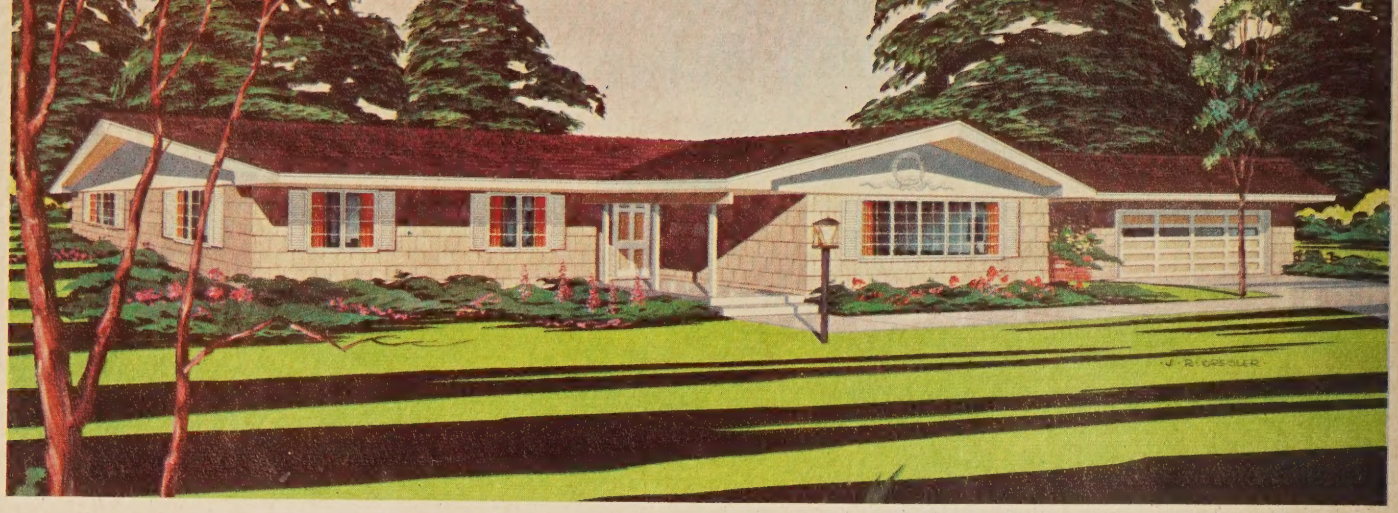
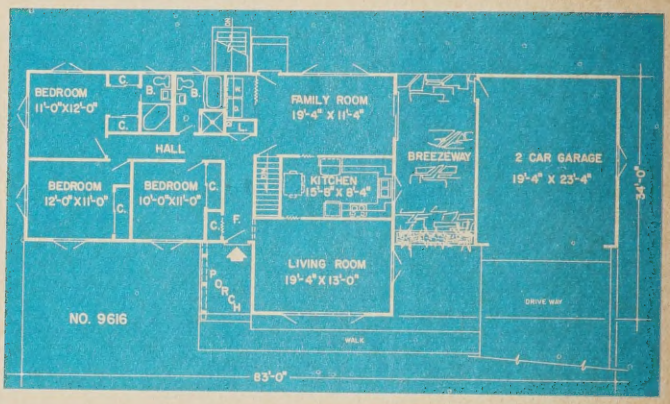
Area	Sq. Ft.
First Floor	1,446
Lower Level	660
Carport and Storage	348



No. 9616—This house is not nearly as large or costly as it appears to be. The house alone contains only 1,448 square feet. If you have a large lot but a limited budget this may be the house for you. Plenty of large size closets are provided as well as two full baths. The master bedroom bath contains an attractive square tub which will please the lady of the house. The family room is extra large and has a laundry niche. The "U" shaped kitchen is efficiently arranged and contains a generous size eating area. An outside stairway at the rear provides access to the basement without tracking through the family room.



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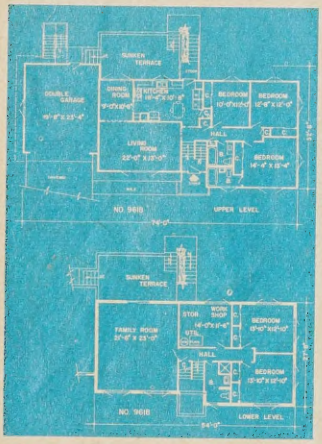
Area	Sq. Ft.
First Floor	1,448
Basement	1,448
Garage	480



No. 9618—This raised ranch design was designed for a large active family. Five full-size bedrooms and three full baths are featured. The main entrance is located at mid level, opening onto a small foyer. The formal living room provides many interesting furniture arrangement possibilities due to its large size and the elimination of all unnecessary traffic. The family room is very large and features one complete wall of natural stone. The sliding glass doors in the family room open onto a beautiful sunken terrace. The garage roof is designed to serve as a sun deck and is reached by means of the stairway behind the garage. This house should please the most discriminating family.

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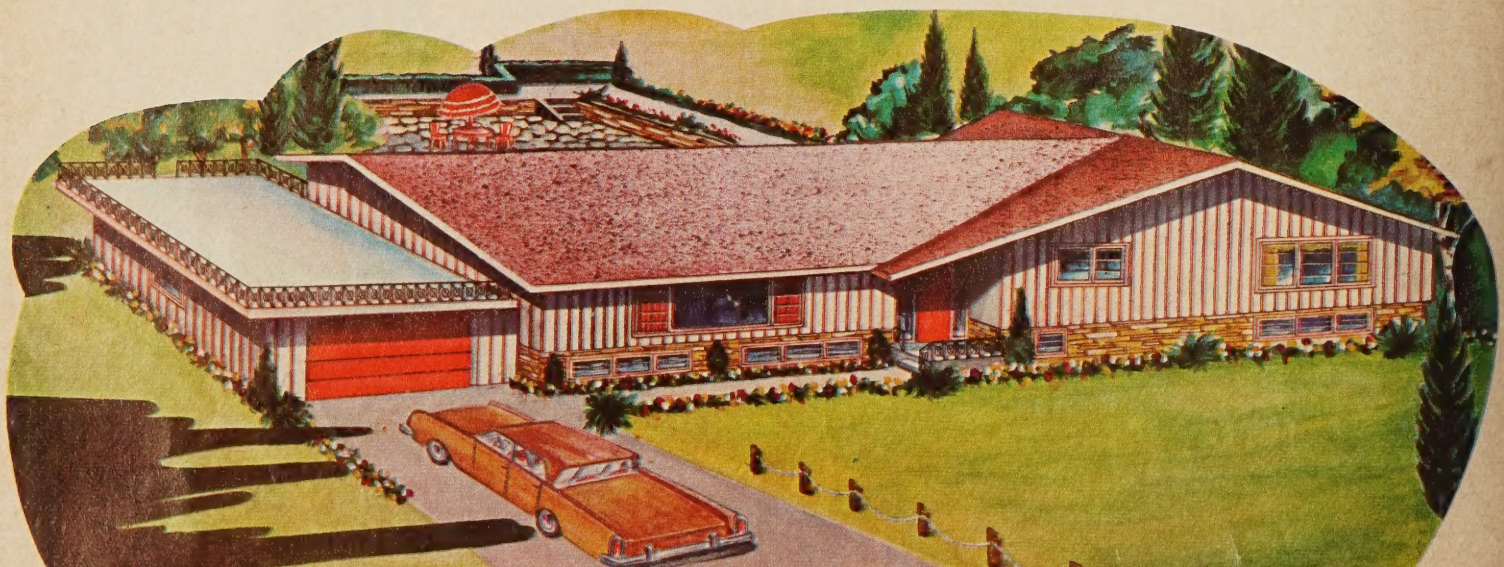
Area	Sq. Ft.
First Floor	1,433
Lower Level	1,408
Garage	483



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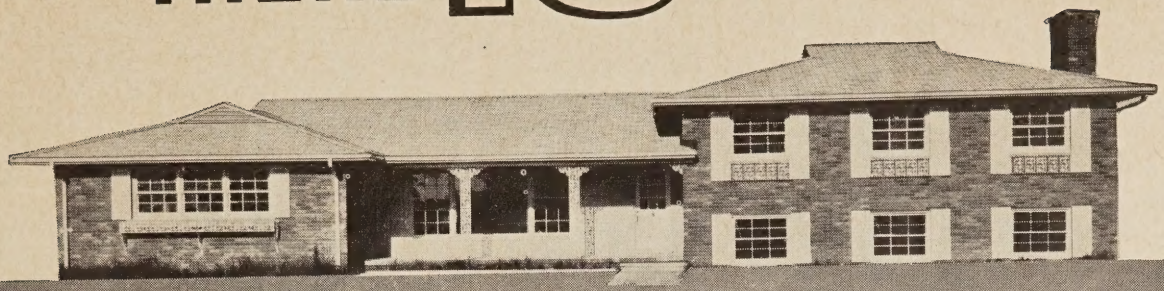

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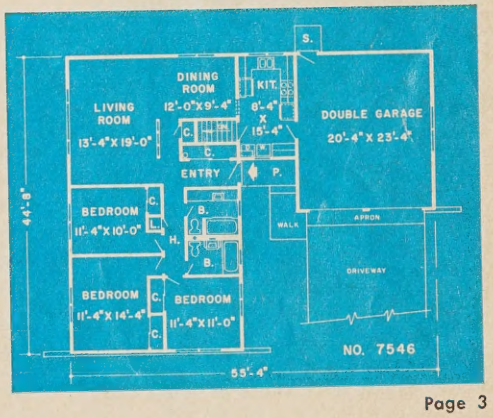
No. 7546—This home was designed for those families who prefer the main activity area at the rear of the house. The living room-dining room combination makes a very large area which offers many furniture arrangement possibilities. The kitchen is well equipped, including washer, dryer and built-in range and oven. A full basement is specfied under all but the kitchen. This provides space for recreational areas as well as storage, etc.



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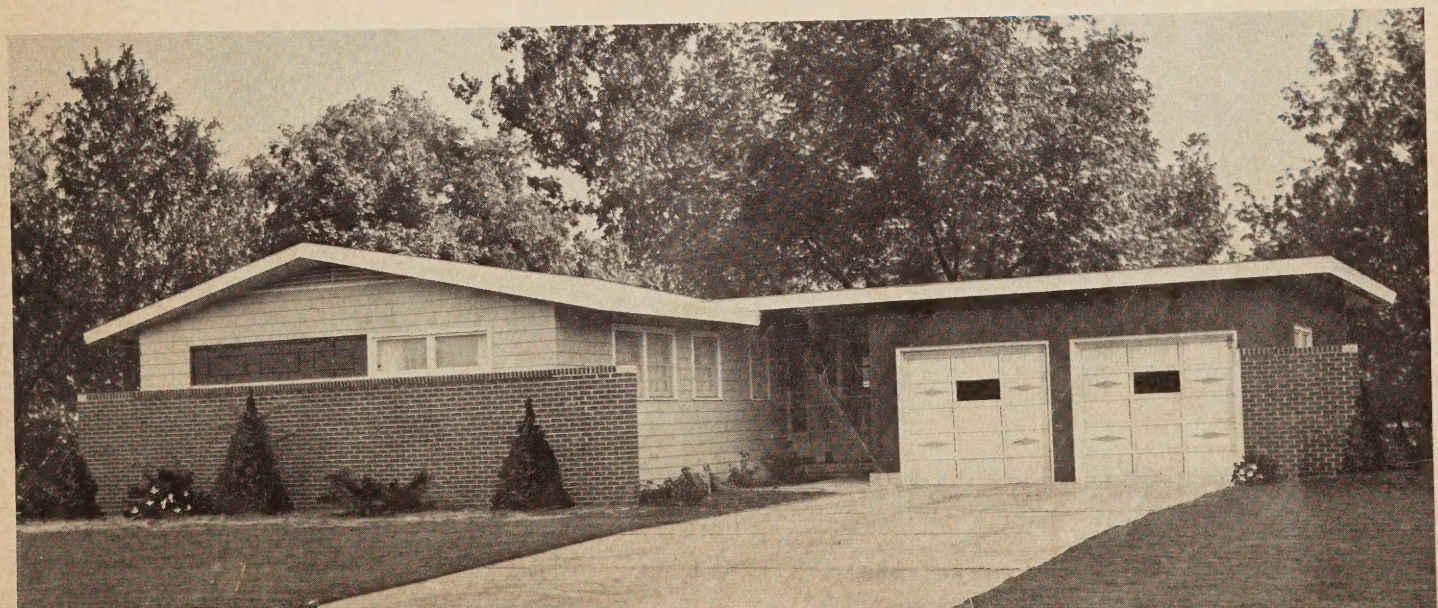
Area	Sq. Ft.
First Floor	1,303
Basement	1,170
Garage	504



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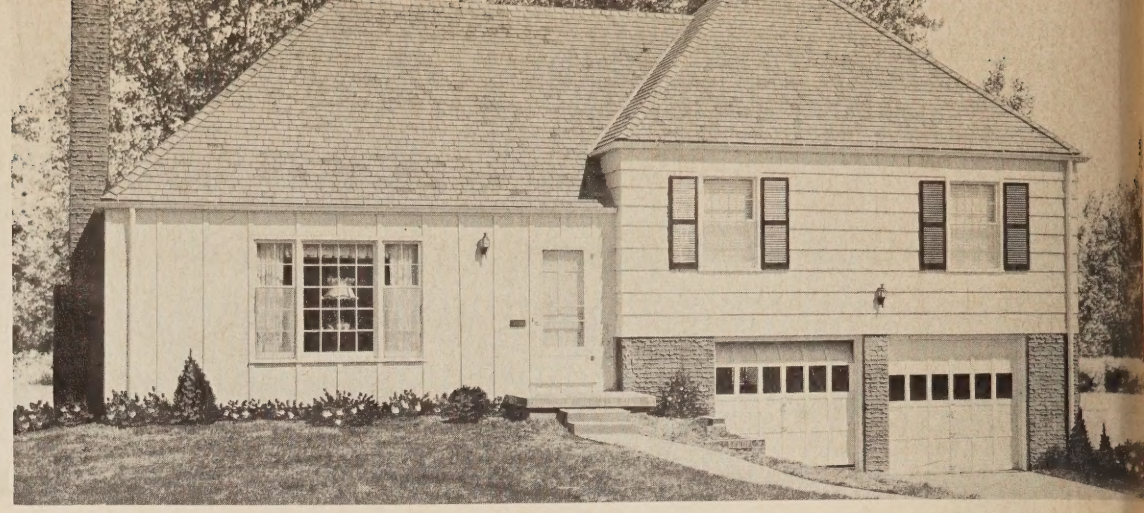

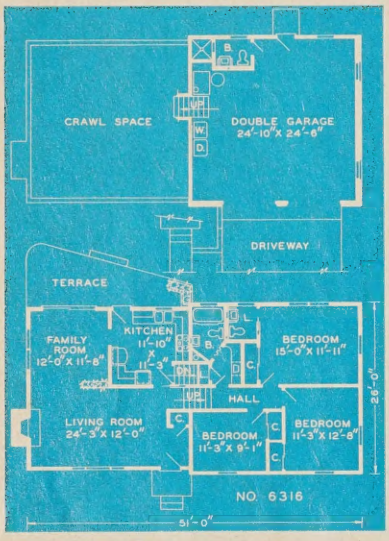

No. 6316—A French provincial, hipped roof, split-level. This is a very distinctive and a new design. There are three bedrooms with one and a half bath in the sleeping area. Living room, kitchen and family room in the living area. You can get to the terrace from the family room or the kitchen. On the garage level is the laundry and heating equipment, a full shower bath and a rear entrance.

Area	*Sq. Ft.*
Living Areas	1,294
Garage Level	684

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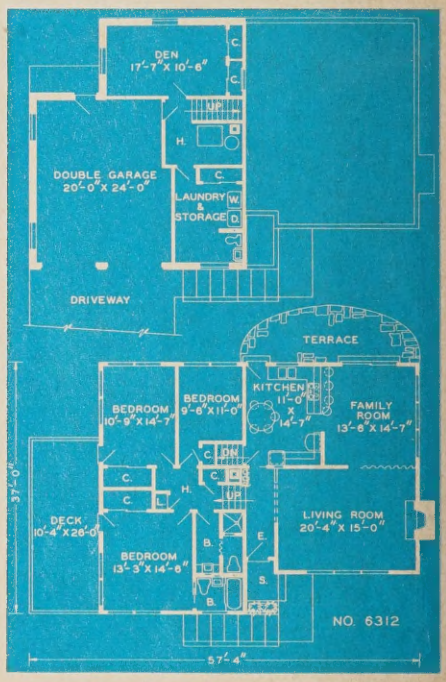

No. 6312—The long sloping roof makes this an outstanding home. The front entrance is recessed at the center of the building behind a low planter. The large windows in the living room give ample light and a good front view. The fireplace adds comfort for the living area. The front entrance is into the hallway which leads to the kitchen and stairways going up to the sleeping level and down to the lower level. The two large bedrooms have direct access to the deck over the garage. The den on the lower level can be used as a 4th bedroom if necessary.

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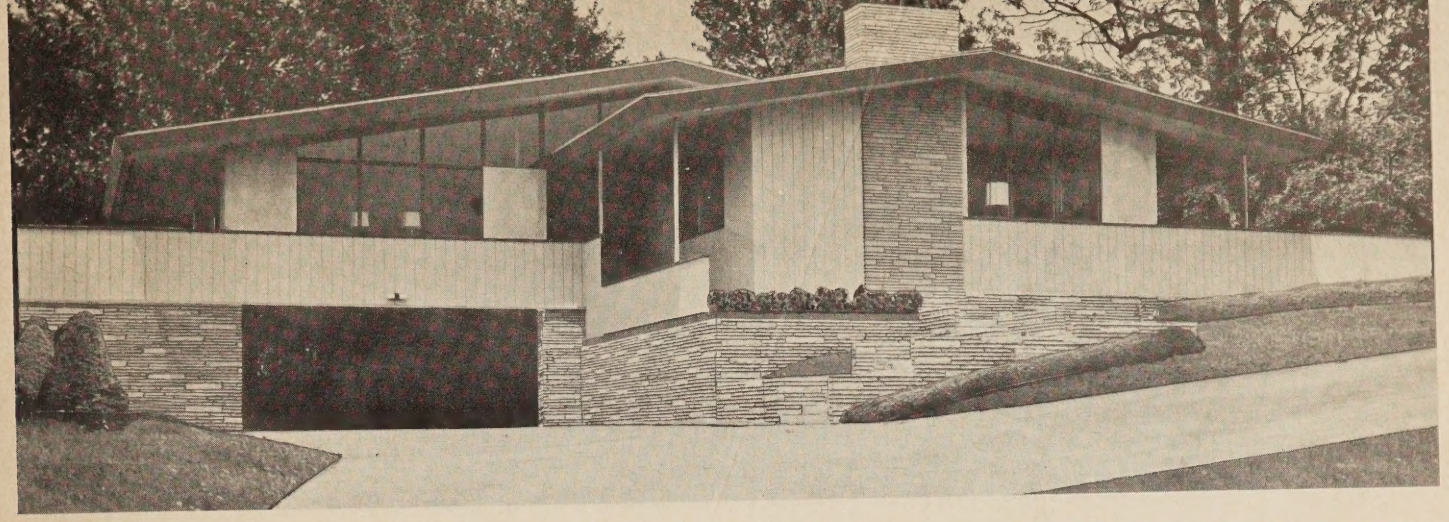
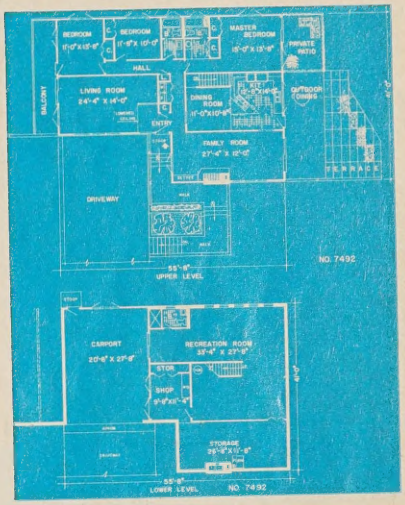
Area	*Sq. Ft.*
Living Areas	1,579
Garage Level	1,071



No. 7492—This beautiful contemporary house is designed for a sloping lot. Both living room and family room are extra large to provide comfortable family living. Open planning is featured in the dining room-kitchen area. The kitchen is completely contemporary with built-in range, oven, refrigerator, desk and breakfast bar. Two compartmented bath rooms are on the main level, one being private to the master bedroom. The attractive gable end windows furnish additional natural light to much of the house. The lower level contains the enclosed carport, recreation room, shop, storage and bathroom with shower.



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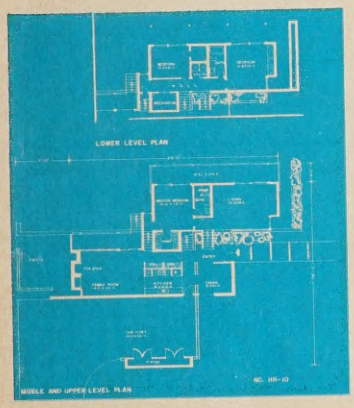
Area	Sq. Ft.
First Floor	1,943
Basement	1,370
Carport	573



Area	Sq. Ft.
Middle and Upper Level	1,531
Lower Level	696
Carport and Storage	577

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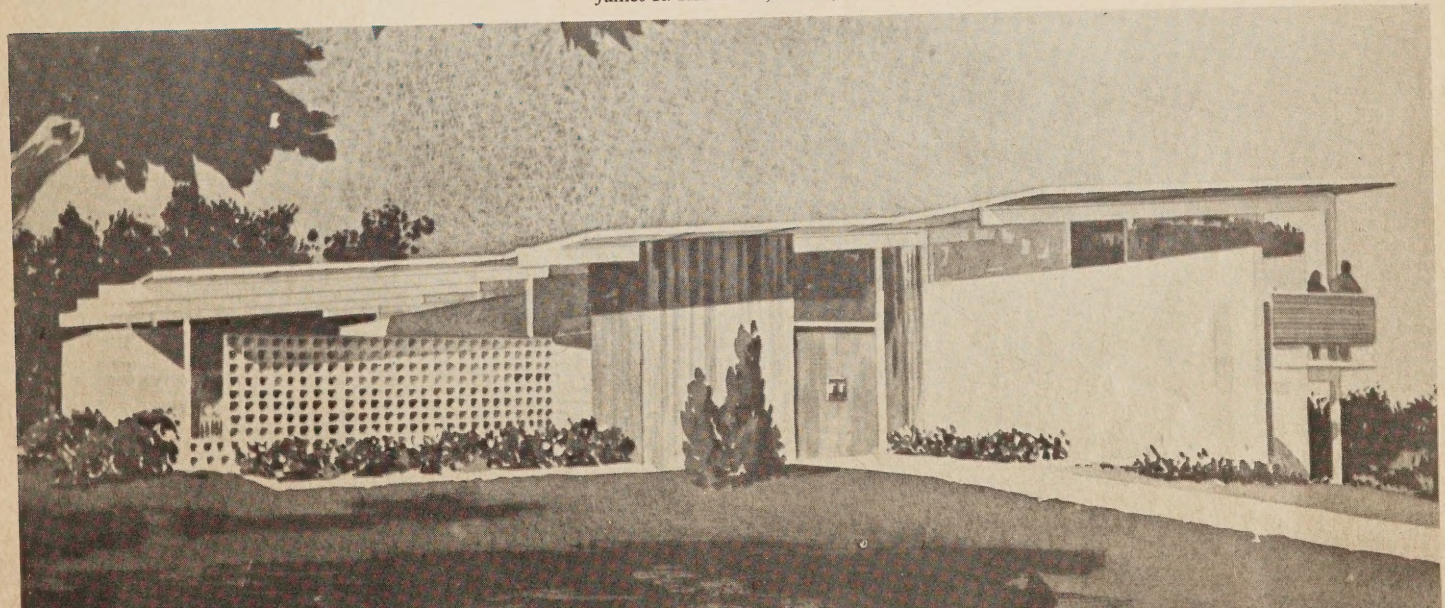
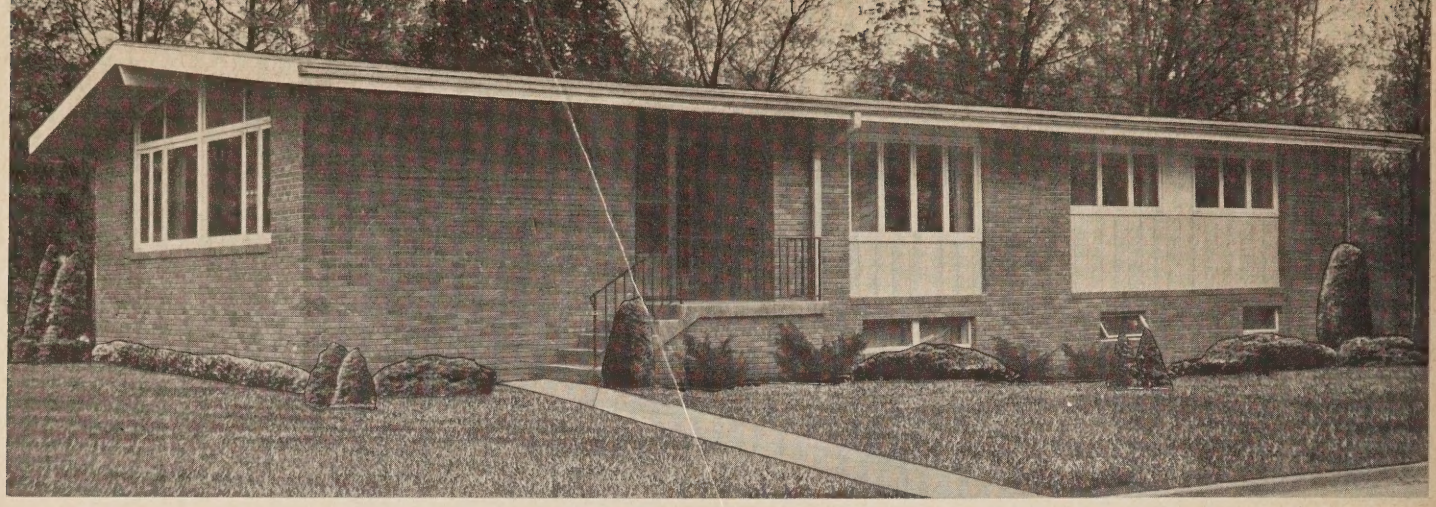
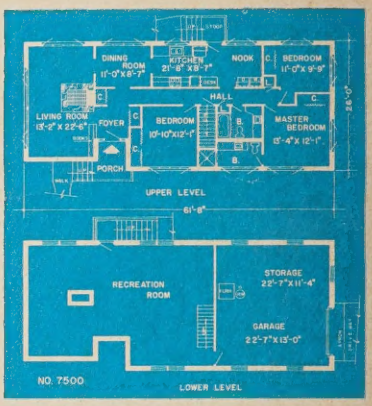
No. HR-10—This house is an attempt to achieve new standards of privacy and livability through vertical zoning. The plan is conceived as three levels especially adaptable to hillside sites. Each level is a zone, the middle level providing space for family activities while the upper level is a retreat for the parents. The children's bedrooms are at the lower level where direct access to the backyard play area is available. The three-level scheme also provides opportunity for the dramatic contrast of spaces such as the high spacious ceilings of the family level as opposed to the low intimate atmosphere of the quiet living room. Such contrasts can help make everyday living a more exciting and rewarding experience.

James R. Killebrew, A.I.A.,





No. 7500—This raised ranch design is suitable for either a flat or a slightly sloping lot. The storage area next to the garage will make an excellent workshop area. The recreation room is very large and could be partitioned off to suit individual requirements. A three-way fireplace enhances the living room. Cathedral ceilings are used throughout the house. A separate formal dining room is shown as well as a breakfast nook in the kitchen area. Two full baths are provided with a shower in the master bedroom bath.



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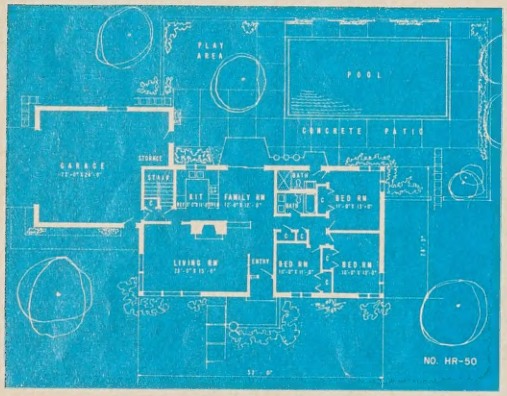
Area	Sq. Ft.
First Floor	1,542
Basement	1,542



No. HR-50—See the modern outdoor living features of this home. The swimming pool and patio area, attractively enclosed with decorative concrete masonry and redwood fence, is designed to provide recreation and relaxation in the safety of your yard. Entertaining, too, will take on new zest when indoor living can be extended to include these outdoor features.

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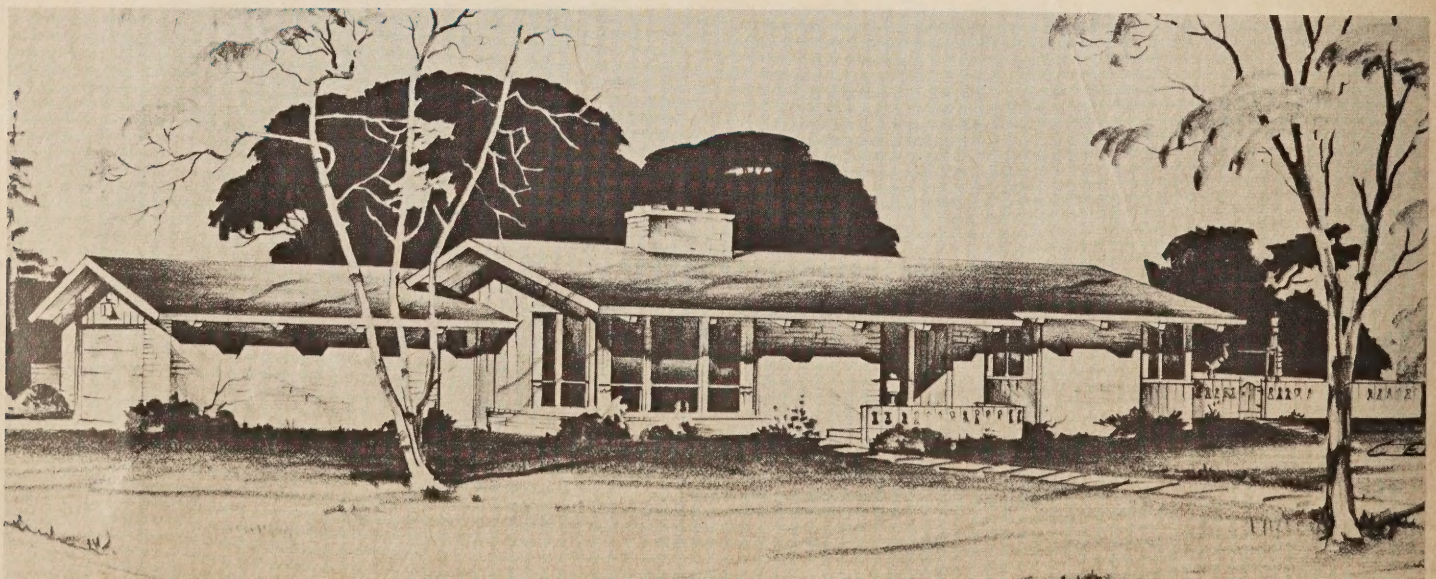
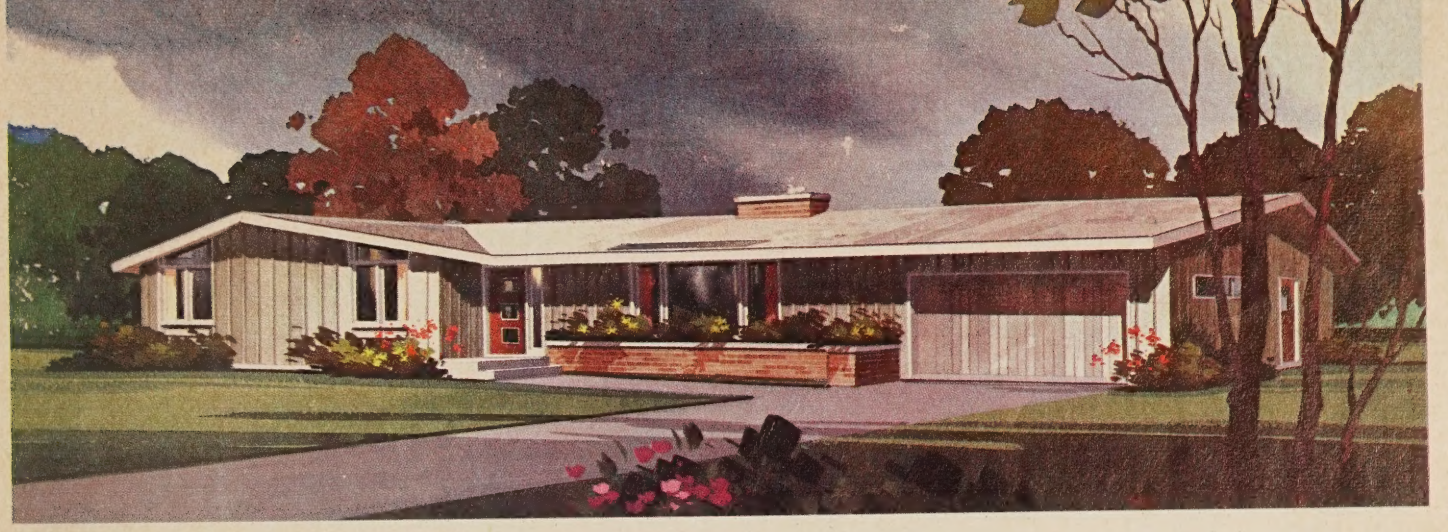
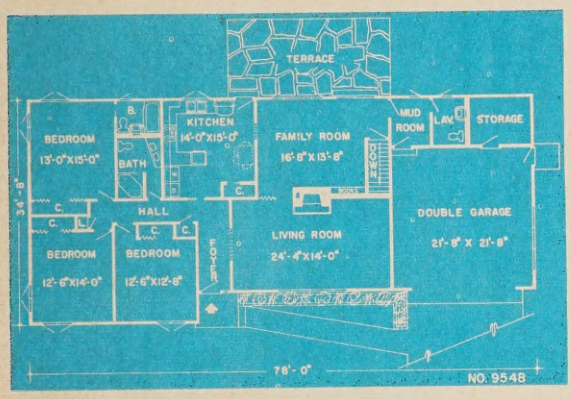
Area	Sq. Ft.
First Floor	1,464
Basement	1,464
Garage and Storage	669

Edward C. Ware, A.I.A.







No. 9548. This contemporary house is well coordinated. All of the various rooms are in proper relation to each other. This applies to the size of the rooms as well as their location. Entering the front door you find the living room to one side, by itself, where you can relax or entertain. An attractive cut stone, wood-burning fireplace dominates the rear wall of the living room, with a stone wall running the full length of the room. The fireplace opening could be reversed and opened into the family room if desired. This is a matter of personal choice. The family room is large and opens onto a colorful flagstone terrace, through sliding glass doors. The mud room and half bath behind the garage are very desirable features. The kitchen is well designed and contains a built-in range and oven, laundry nook and eating space. The three large bedrooms have extra large closets. The master bedroom has a bathroom of its own and the other two bedrooms are just a step away from the main bathroom. Cathedral ceilings are used throughout the house. The stairway in the family room leads to a large basement which provides plenty of space for expansion, utilities, storage, etc.

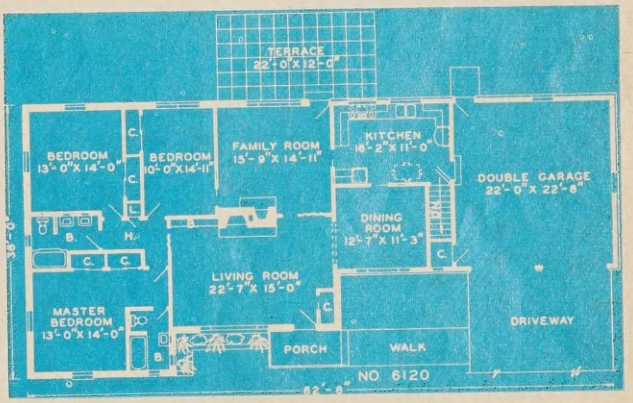
Four complete plans **$39,**
as shown or reversed, specifications, lumber and mill lists. Additional sets $4.00 each.
(One set, $28.00; Two sets, $33.00)

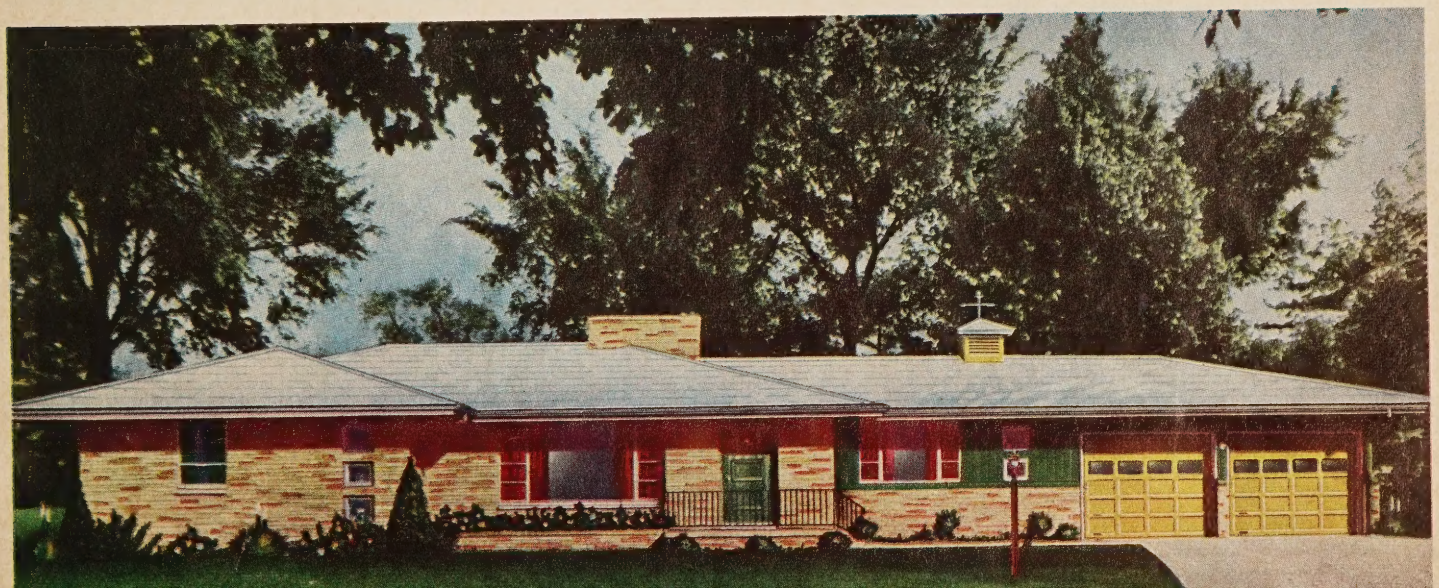
Area	Sq. Ft.
First Floor	1,978
Basement	1,802
Garage	484

No. 6120—Here is a beautiful hipped roof, ranch style home. It is very attractive and one you will be proud to own. There is great satisfaction in owning a home you are not ashamed to show your friends. Three bedrooms with two full baths, in fact one bath has 2 lavatories. A very practical arrangement of the kitchen, dining room and living room. There is also a large fireplace in both the living room and family room. There are large windows in the family room overlooking a large terrace area at the rear of the home.

Four complete plans **$39,**
as shown or reversed, specifications, lumber and mill lists. Additional sets $4.00 each.
(One set, $28.00; Two sets, $33.00)

Area	Sq. Ft.
First Floor	1,915
Basement	1,915
Garage	555

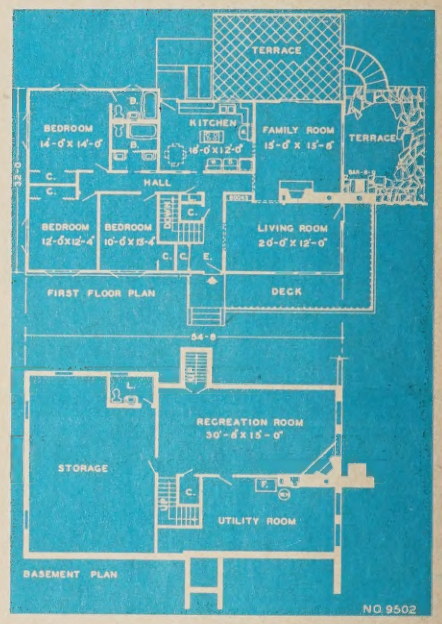




No. 9502—Those who appreciate a beautiful house will study this one for a long time. Plank and beam construction is used throughout the house for the ceilings and roof. The attractive semi-open stairway in the entry leads to a large recreation room in the basement which has a massive cut stone fireplace. Two terraces are featured. The lower one is more informal than the upper one and has a barbecue oven. An ornamental wood fence shields this area from the street. The traffic pattern on the main floor is excellent. Any room in the house can be reached from the front entry or kitchen without going through another room. The sun deck is another interesting feature of this truly contemporary design.

Four complete plans **$36,**
as shown or reversed, specifications, lumber and mill lists. Additional sets $4.00 each.
(One set, $25.00; Two sets, $30.00)

Area	*Sq. Ft.*
First Floor	1,687
Basement	1,687



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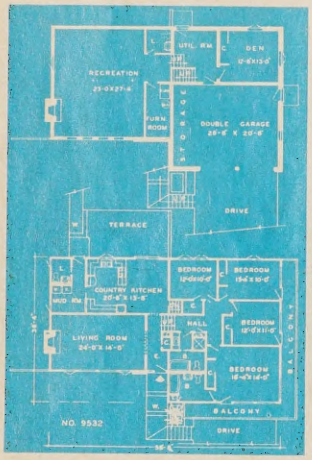

No. 9532 — This contemporary split level design has just about everything you could want in a home. Three of the four bedrooms open onto the attractive open air balcony. The master bedroom has three large double gliding windows as well as the gable end windows. All this glass certainly provides more than adequate light and ventilation. The master bedroom also has its own full bathroom. The other bedrooms are served by the compartmented bathroom which allows more than one person to use it at a time. This bathroom has a shower in one compartment and a tub in the other. The country kitchen which combines the dining room area with the kitchen is a very popular feature. The mud room, with washer and dryer, and the half bath, right next to the kitchen, will save the busy housewife many steps. The double garage is extra large and has plenty of workshop and storage space. The den could be used for many purposes such as study, hobby room, maid's room or bedroom. The recreation room is very large and has its own woodburning fireplace as well as half bath.

Area	*Sq. Ft.*
Living Levels	1,903
Garage Level	1,042
Basement	861

Four complete plans **$39,**
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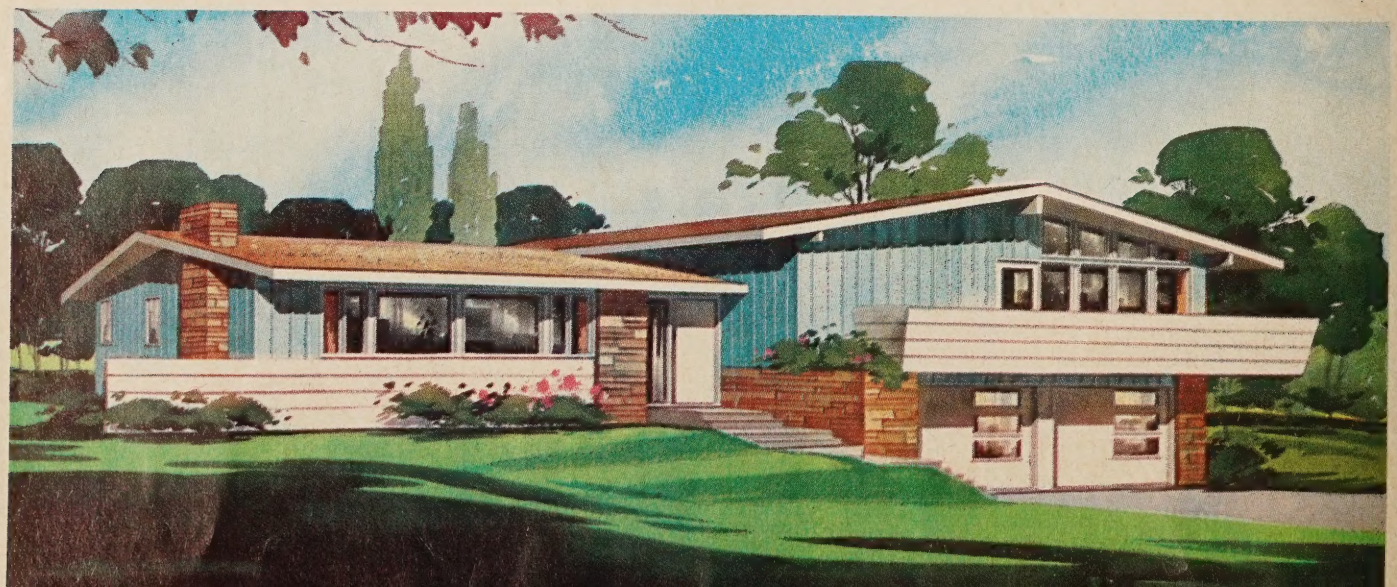
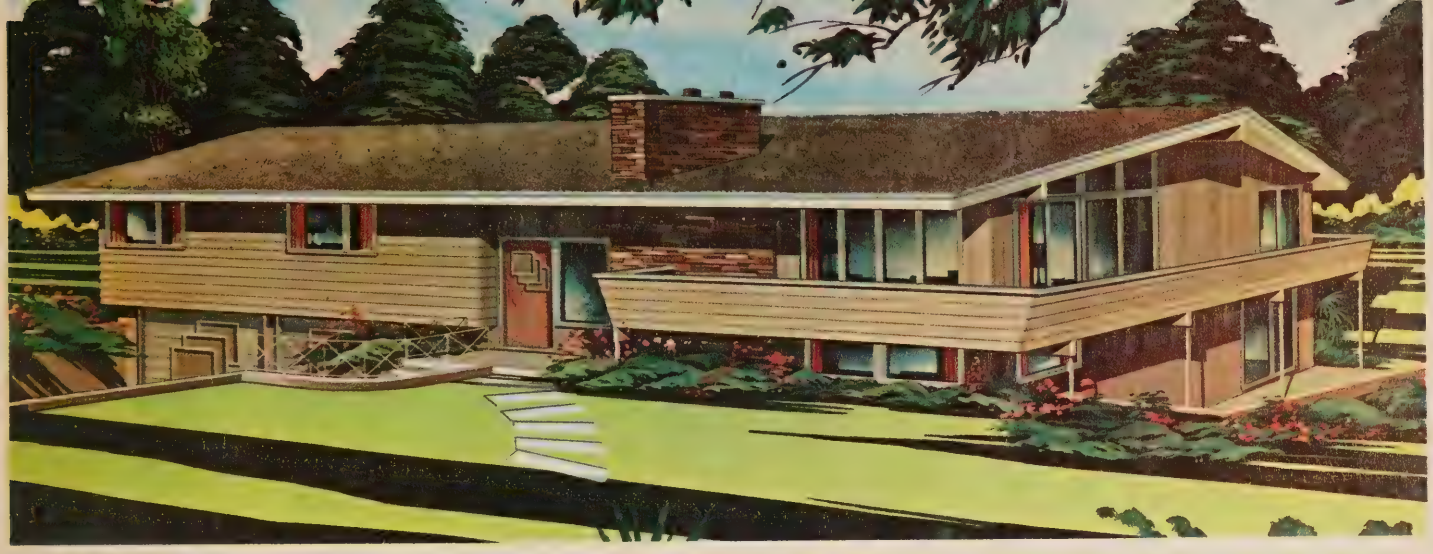
(One set, $28.00; Two sets, $33.00)

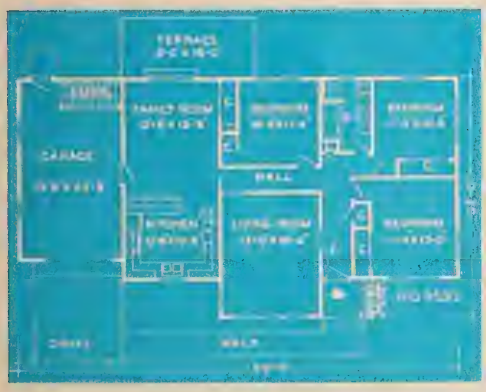




No. 9624—This raised ranch design will please every member of the family. The exterior is very attractive, featuring the sun balcony which is entered through sliding glass doors in the living room. The wood-burning fireplace is constructed of natural stone. The stone extends out on both sides of the fireplace, providing beautifully textured walls of stone. The built-in shelves to the right of the fireplace are for hi-fi components, books, records, etc. The grade level foyer is unusually inviting and attractive. A stepped-up planter and exposed stone wall decorates one entire side. Entrance to the family room level is also located in the foyer. This permits direct access to the lower level without going through the main floor area. The kitchen is very well designed, including a built-in range and oven, space for a washer and dryer and a very large breakfast nook. The family room is large enough for many activities. The workshop behind the garage will provide a place for the man of the house to display his talents.

Four complete plans **$39,**
as shown or reversed, specifications, lumber and mill lists. Additional sets $4.00 each.
(One set, $28.00; Two sets, $33.00)

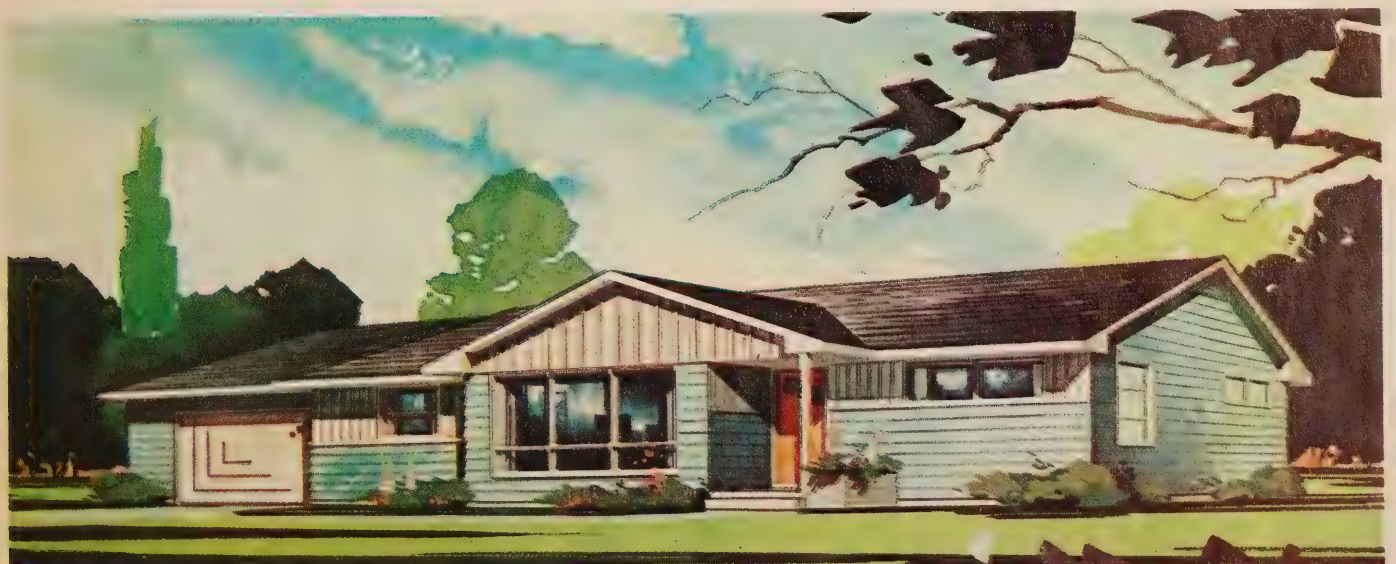
Area	Sq. Ft.
First Floor	1,667
Basement	1,139
Garage	493



No. 9530 — This three bedroom ranch design has an excellent traffic pattern. Access to any room in the house is provided from the central hall. The family room and kitchen, feature open planning which tends to make the rooms appear even larger than they really are. An attractive breakfast bar serves as a divider. Sliding glass doors lead from the family room to the terrace. The basement stairs which have been placed in the garage lead to a full basement.

Four complete plans **$36,**
as shown or reversed, specifications, lumber and mill lists. Additional sets $4.00 each.
(One set, $25.00; Two sets, $30.00)

Area	Sq. Ft.
First Floor	1,284
Basement	1,284
Garage	340



No. 6292—This design has won the hearts of many home owners and really deserves the front cover position. Three bedrooms with two full baths on the upper level which has a very attractive balcony across the front. You will enjoy the spacious family room which opens onto a large terrace area at the rear of the home. This provides for much pleasure and privacy. Back of the double garage is located ample storage and laundry space with an outside exit, also a half bath.

Four complete plans **$39,**
as shown or reversed, specifications, lumber and mill lists. Additional sets $4.00 each.
(One set, $28.00; Two sets, $33.00)

Area	Sq. Ft.
Living Level	1,554
Garage Level	749

No. 8334—Three bedroom multi-level home with the kitchen on the front. There are two full baths in the sleeping area and a half bath on the lower level, convenient to the recreation room and the outside rear entrance. There is ample laundry and storage space in the lower level. The living room with fireplace overlooks the patio and rear gardens.

Four complete plans **$36,**
as shown or reversed, specifications, lumber and mill lists. Additional sets $4.00 each.
(One set, $25.00; Two sets, $30.00)

Area	Sq. Ft.
Living Areas	1,355
Recreation Level	620
Garage	480

No. 6284—A home for the family who likes lots of room. This plan is so arranged to provide ease of getting from one area to another. The front hallway makes for privacy in the living room as well as the sleeping quarters. The children can enter the kitchen and go to the recreation room in the basement, or they can enter through a basement door at rear of the workshop. There are two full baths in the sleeping area and a half bath just off the recreational room.

Four complete plans **$39,**
as shown or reversed, specifications, lumber and mill lists. Additional sets $4.00 each.
(One set, $28.00; Two sets, $33.00)

Area	*Sq. Ft.*
Living Areas	1,566
Garage	284
Recreational Level	825

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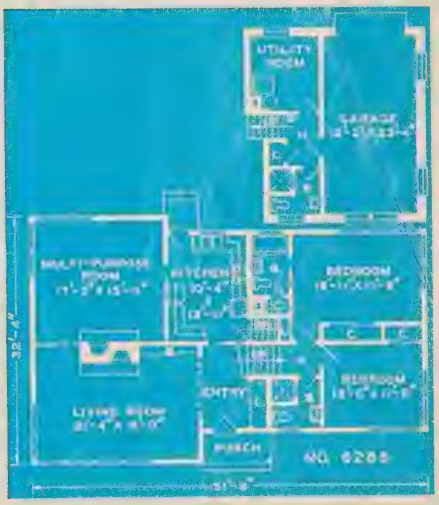


No. 6286—A home for real comfort and living. The large living room and multi-purpose room, each with a fireplace provides space for the entertainment of your guests and friends. Note the front entrance into a hallway which leads directly to the kitchen. The sleeping and living quarters can be closed off from the kitchen by sliding doors. There are two large bedrooms and two baths on the top level. On the lower level is garage space, utility room and a shower bath. The garage is entered from the rear.

Four complete plans **$36,**
as shown or reversed, specifications, lumber and mill lists. Additional sets $4.00 each.
(One set, $25.00; Two sets, $30.00)

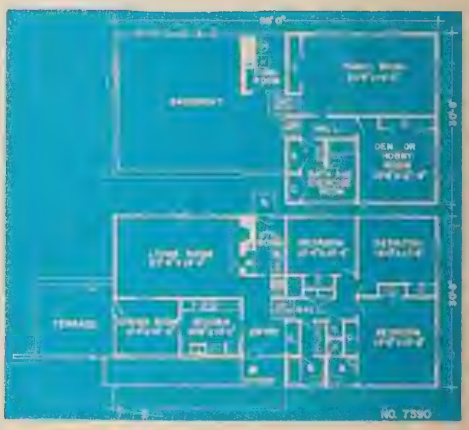
Area	*Sq. Ft.*
Living Areas	1,485
Garage and Utility Level	539

No. 6288 — A new appearance in the split level home. The gambrel roof makes an attractive home, one you will be proud to own. Back of the double garage is a spacious den for you, your children and friends. There is a half bath located on the lower floor. You will enjoy the rather large built in kitchen with an entrance from the rear. Three large bedrooms are in the sleeping quarters with two full baths, one a shower.

Four complete plans **$36,**
as shown or reversed, specifications, lumber and mill lists. Additional sets $4.00 each.
(One set, $25.00; Two sets, $30.00)

Area	*Sq.Ft.*
Living Level	1,488
Garage Level	799

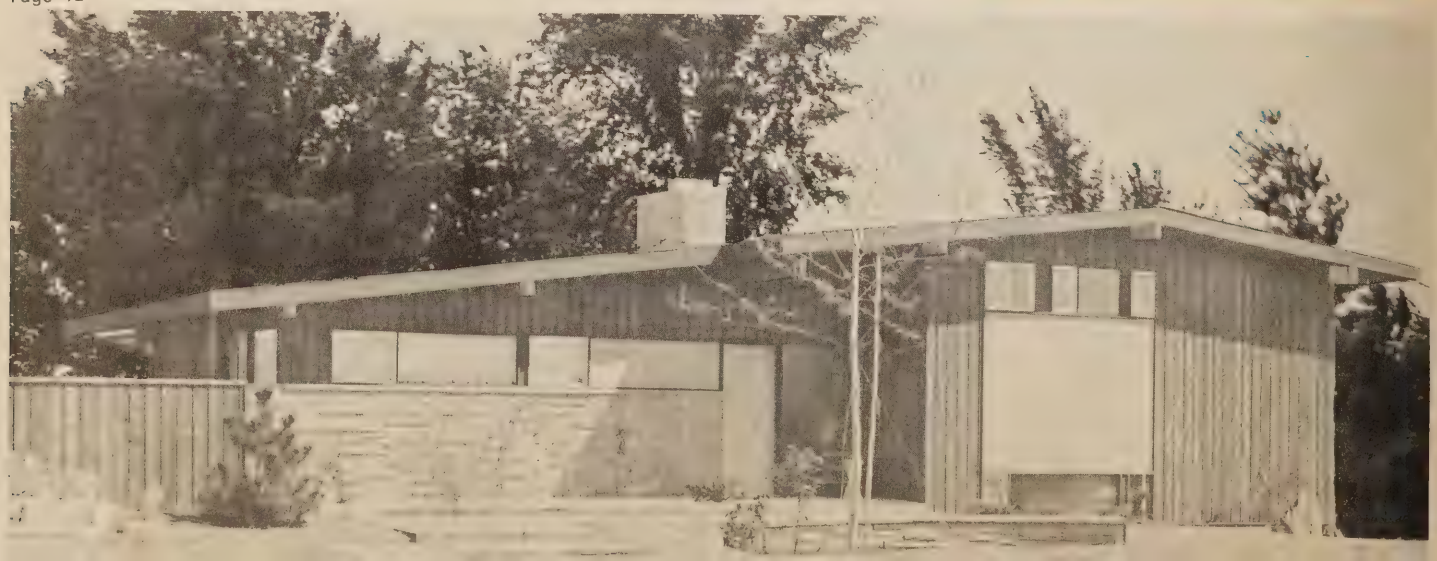
***THE PLANS, SPECIFICATIONS, LUMBER AND MILL LISTS** as we have them made for the designs in our books are sufficient and further details are not needed by any competent builder.*



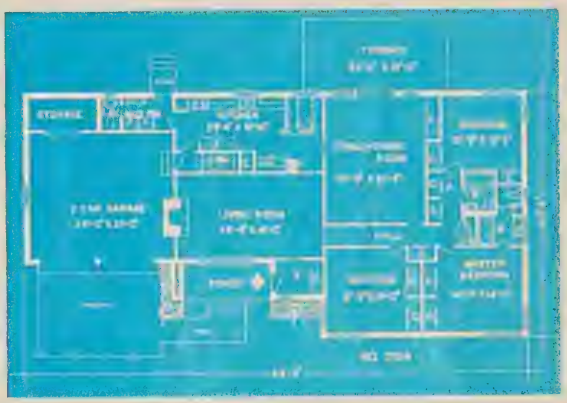
No. 7390—This contemporary split level house is a beautiful thing. Construction is frame with colorful cut stone trim on the front. The entry hall provides access to all rooms, without any cross traffic. Three large bedrooms and two full baths are located on the upper level. An extra large family room, den and bathroom are on the lower level. The large bathroom on the lower level is large enough for a reducing table, sun lamp table or exercise equipment. Cathedral ceilings are used throughout with a few exposed beams. The concrete terrace off of the dining room is shielded from the front by an attractive board and batten fence. If the basement is not desired, the furnace and water heater can be placed in the utility room.

Four complete plans **$39,**
as shown or reversed, specifications, lumber and mill lists. Additional sets $4.00 each.
(One set, $28.00; Two sets, $33.00)

Area	*Sq. Ft.*
Living Room	1,615
Family Room Level	838
Basement Level	777



No. 7514—Brick, stone, vertical siding and a white roof are pleasingly combined on this very attractive design. All of the rooms are extra large and each bedroom has two large wardrobe closets with wood folding doors. The kitchen was designed with the housewife in mind. A built-in range and oven and plenty of built-in cabinets are included. A built-in desk will aid the lady of the house to prepare menus, grocery lists, etc. The breakfast nook in the kitchen will easily seat five people and the family room can be used for larger numbers or for more formal entertaining. The mudroom contains the washer and dryer and direct access to the half bath. The large storage room behind the garage can be used as a workshop.



Four complete plans **$39,**
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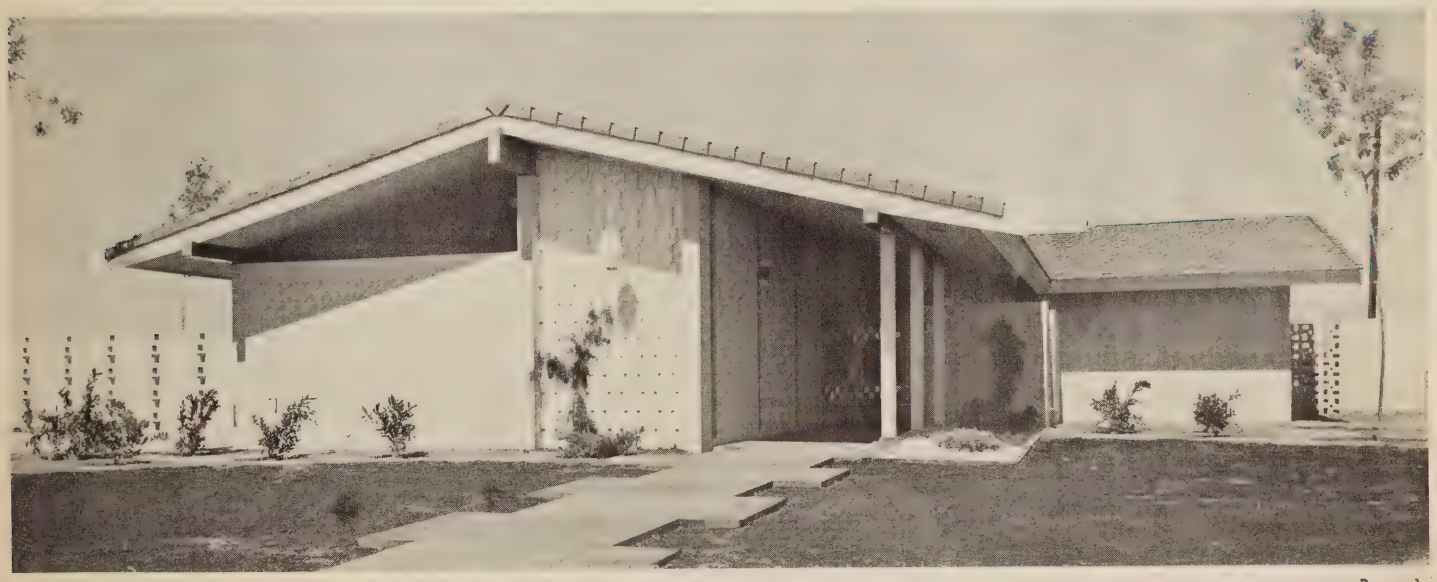
(One set, $28.00; Two sets, $33.00)

Area	Sq. Ft.
First Floor	2,216
Basement	2,134
Garage and Storage	618

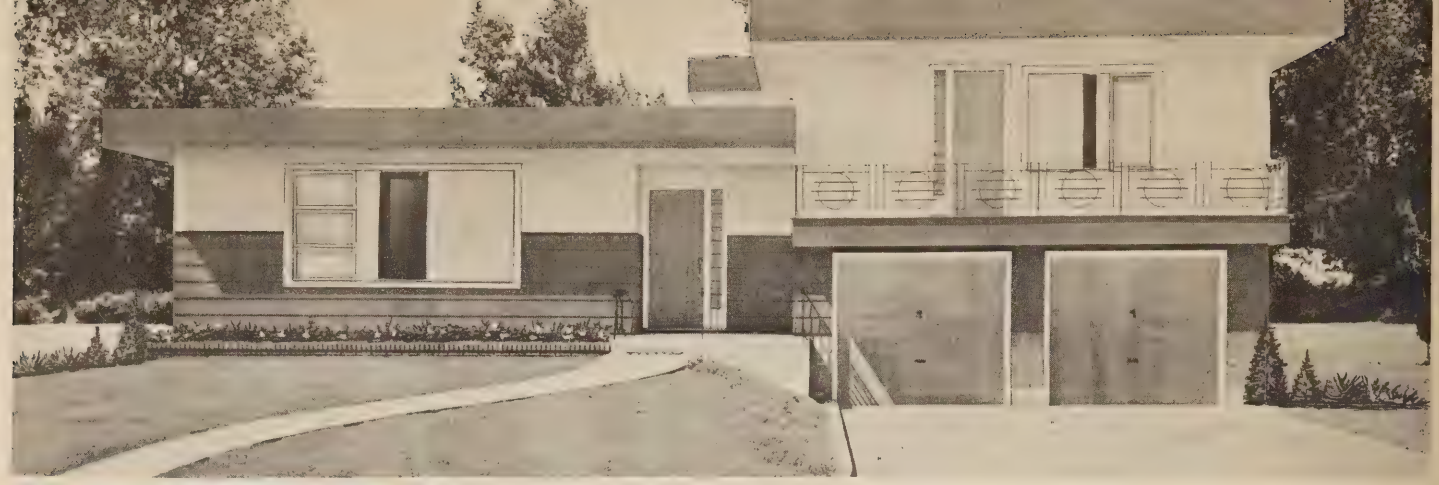


Eddy & Paynter, A.I.A.

No. HR-20—This attractive home is designated as a shelter against weather extremes. The use of concrete products affords a permanent home character of pleasing textures and contrasts while creating a feeling of informal living. The design for this home is calculated to stimulate the home buyer through new design concepts based on the use of varied concrete products. The living area includes entrance gallery, living room, family room, kitchen, three bedrooms and two baths. Concrete and concrete masonry products afford permanent protection from the elements and at the same time affords a decorative, air background for living.

Four complete plans **$36,**
as shown , specifications, lumber and mill lists. Additional sets $4.00 each.
(One set, $25.00; Two sets, $30.00)

Area	Sq. Ft.
First Floor	1,585
Carport and Laundry	586



No. 6280—This modern flat top split level is a home you would enjoy owning. There is lots of room in both the sleeping and living areas. The master bedroom with bath has an exit to the balcony which extends across the front of the sleeping quarters. When the living and family rooms are thrown together there is ample space for the entertainment of large groups. A dinette space is provided in connection with the kitchen. The stairway marked "DN" is the inside entrance to the double garage and all purpose room.

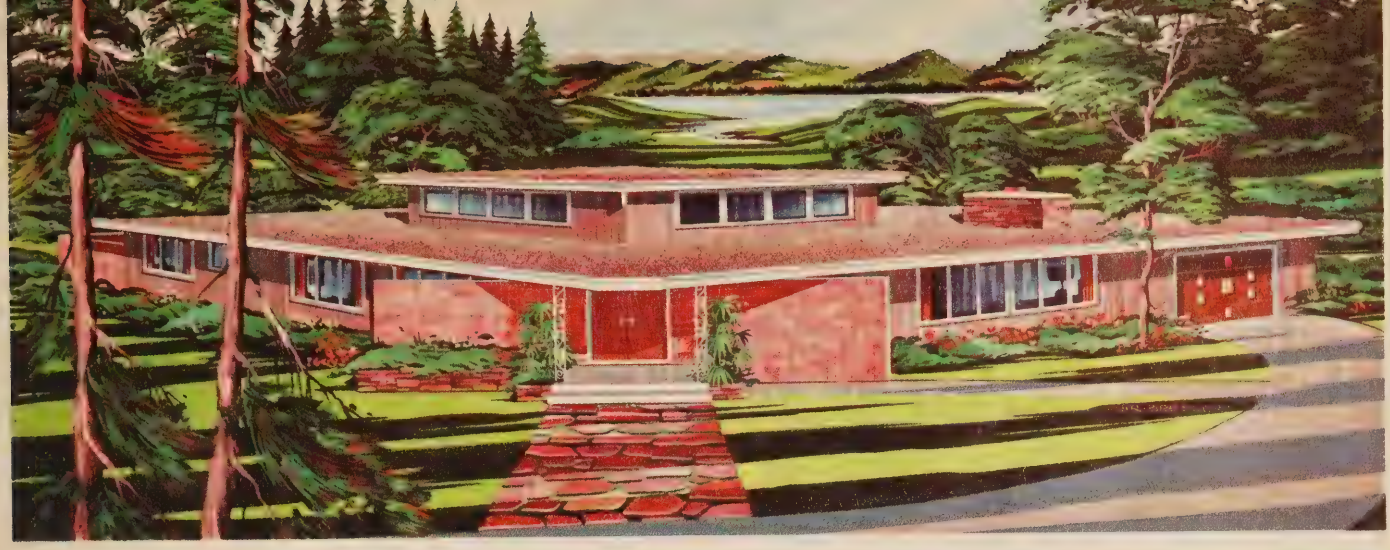
Four complete plans **$39,**
as shown or reversed, specifications, lumber and mill lists. Additional sets $4.00 each.
(One set, $28.00; Two sets, $33.00)

Area	*Sq. Ft.*
Living Areas	1,694
Garage Level	861

No. 6294—Here is a different arrangement for the split level. The front entrance is on the level with the double garage, which is entered from the left side. You take five steps up to enter the living quarters and then up a flight to the sleeping area. Note the large bedroom, 19'½" by 11' with six windows. The other bedrooms are 16' by 12' and approximately 10½' by 11'. There are two large baths in the sleeping area. You will enjoy the built-in kitchen with the rear exit. There is a laundry and storage room with outside exit and a half bath, also full basement under the living quarters.

Four complete plans **$39,**
as shown or reversed, specifications, lumber and mill lists. Additional sets $4.00 each.
(One set, $28.00; Two sets, $33.00)

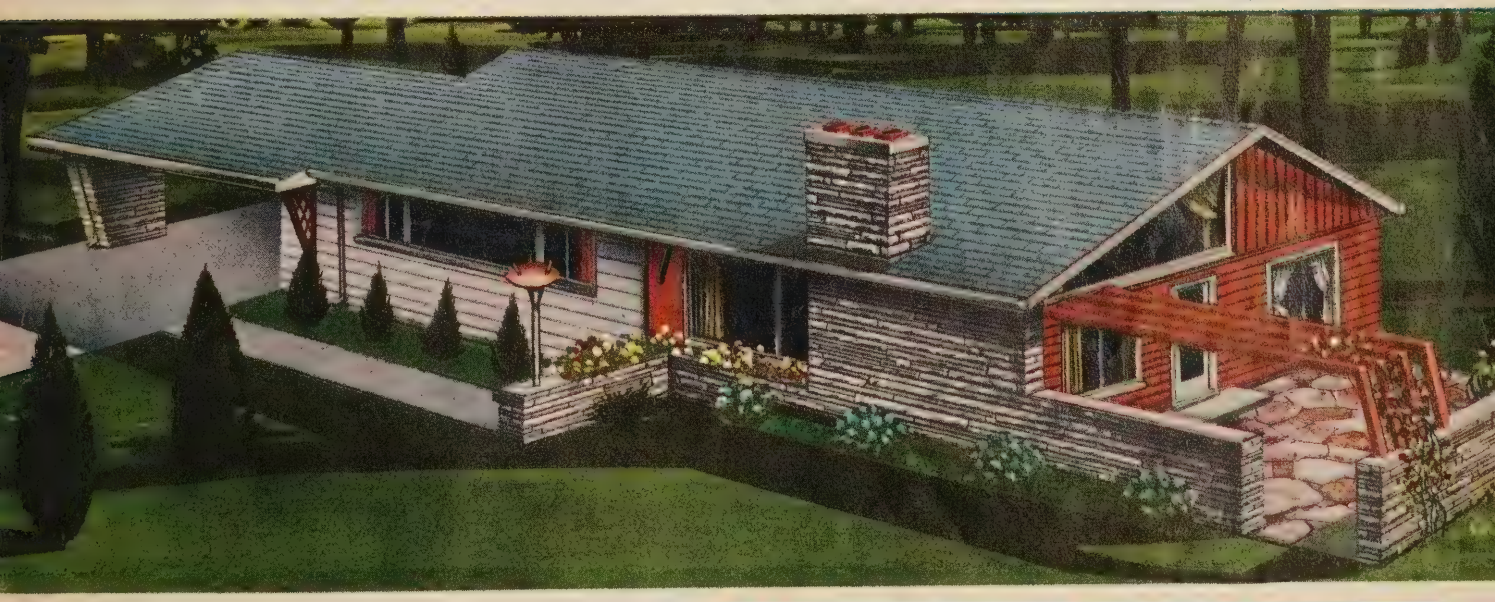
Area	*Sq. Ft.*
Living Areas	1,368
Garage and Entry Level	819
Basement	517



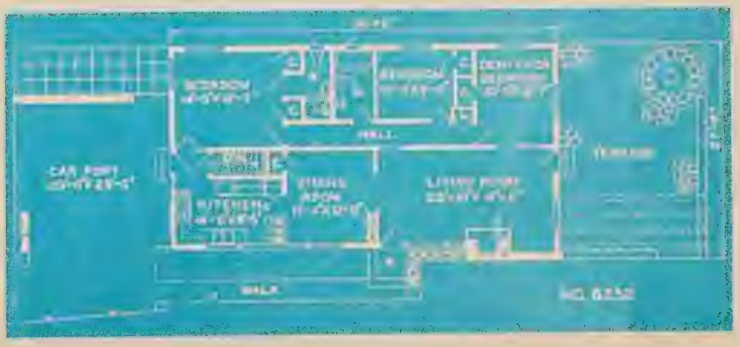
No. 9608—Here is an unusual looking contemporary design for the family that cherishes individuality. The attractive entrance foyer contains a large guest closet, planter, powder room and provides access to the den and the living room area. Open planning in the kitchen-family room area provides adequate space for enjoyable family living. This area is well lighted by the overhead clerestory windows. Sliding glass doors at the rear open onto the colorful terrace. Three large bedrooms with two full baths are provided. The master bedroom features an enclosed private patio which is entered through sliding glass doors. Plenty of storage space is provided throughout the house. The house may be placed on the lot as shown or placed parallel with the street. A corner lot would make an excellent building site for this design.

Four complete plans **$39,**
as shown or reversed, specifications, lumber and mill lists. Additional sets $4.00 each.
(One set, $28.00; Two sets, $33.00)

Area	Sq. Ft.
First Floor	2,071
Garage	412
Storage	112



No. 8252—Here you find the beauty you have been thinking about and the convenience for comfortable living. The rectangular plan means economical building. The carport could easily be enclosed if desired. On the right side is a large terrace which adds to enjoyable living. The planter used to separate the dining and living rooms adds gracious effect to the long spacious area which makes possible the entertainment of a large group. The plan also calls for a basement.



Area	*Sq. Ft.*
First Floor	1,320
Basement	1,320
Carport	460

Four complete plans **$36,**
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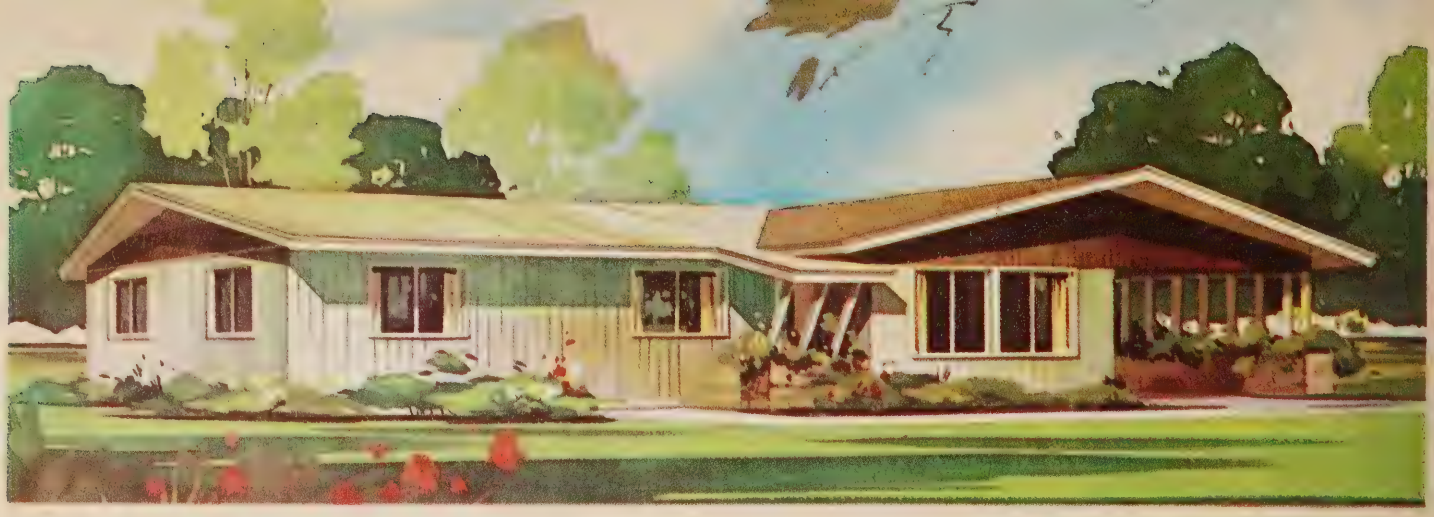
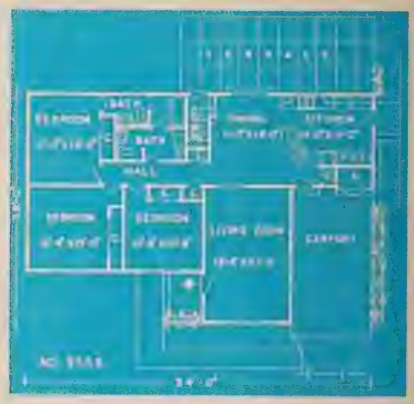
(One set, $25.00; Two sets, $30.00)



No. 9558—Here is a wonderful house for a growing family. All three bedrooms are extra large and contain huge closets. The bathroom area is compartmented for better efficiency during morning rush periods. The kitchen has been designed to please the housewife. Notice the attractive angled cabinets that houses the built-in range. The built-in oven is right beside the range. The washer and dryer nook is right beside a window which will provide plenty of natural light and ventilation. A full basement is provided for storage, utilities and recreational facilities. A storage room at the rear of the carport is provided to store the lawn mower and other tools used out of doors.



Four complete plans **$36,**
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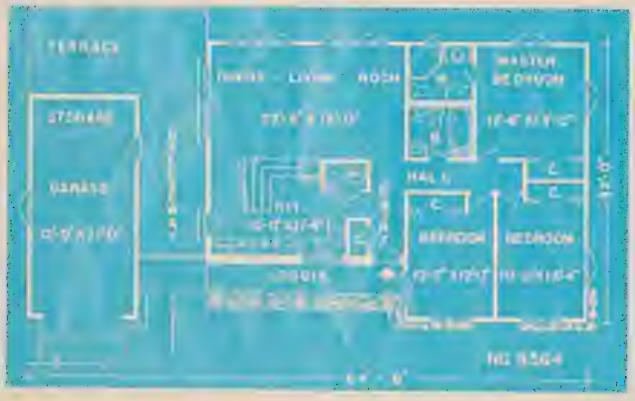
(One set, $25.00; Two sets, $30.00)

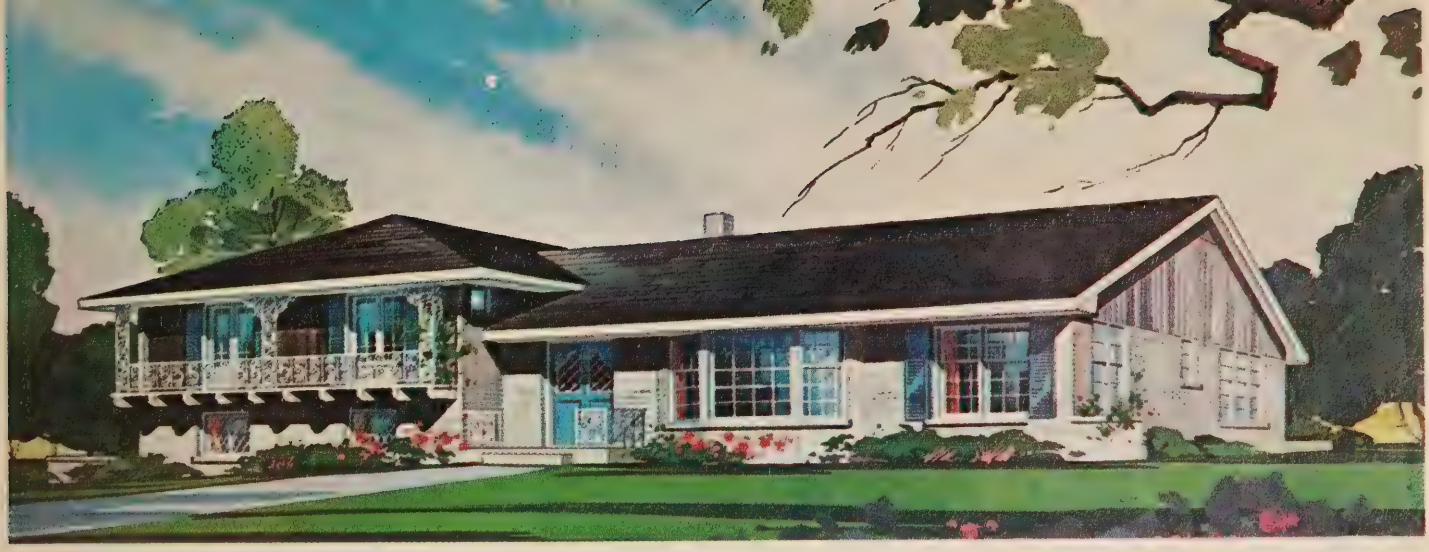
Area	Sq. Ft.
First Floor	1,445
Basement	1,445
Carport	262



No. 9564—This story book style house has a well designed contemporary floor plan. Open planning is featured in the living, dining, kitchen area. The center hall plan provides efficient traffic flow in the house as well as making the home more livable and easy to maintain. The furnace and hot water tank are centrally located for maximum economy and efficiency. Two full baths are located in the bedroom area. The master bedroom has its own private bath. The concrete terrace is entirely under roof, protecting it from the weather and making it more useful.

Four complete plans **$36,**
as shown or reversed, specifications, lumber and mill lists. Additional sets $4.00 each.
(One set, $25.00; Two sets, $30.00)

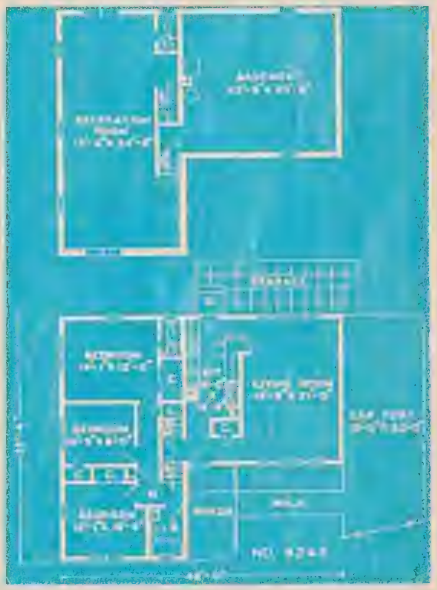
Area	Sq. Ft.
First Floor	1,247
Garage	327



No. 9032—This brick veneer home is for the family that needs or likes lots of room. Four large bedrooms with two full baths on the upper level, which is entered by means of a beautiful hallway and stairs. The double front door is into a foyer which will permit passage to any section of the home without bothering others. Just to left of living room is the den, dining room and half bath, with kitchen and breakfast nook in the rear. On the double garage level is a large family room, three closets and a full bath. A home you will enjoy to own.

Area	*Sq. Ft.*
Living Areas	2,704
Garage Level	1,157

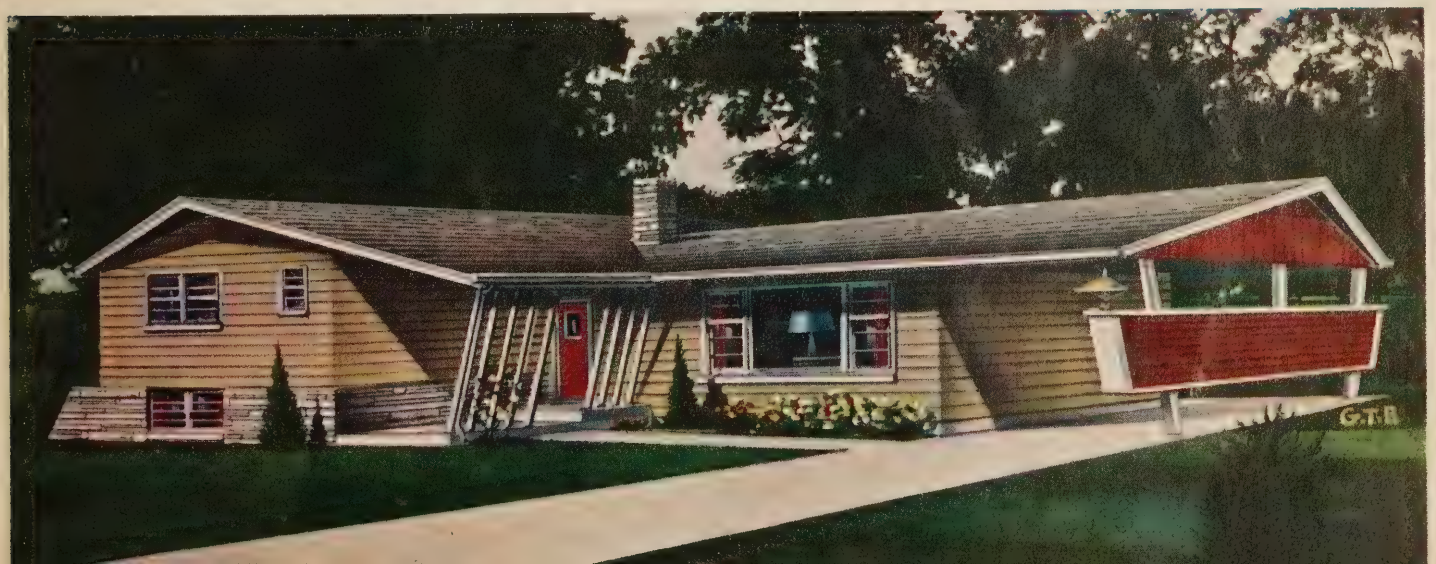
Four complete plans **$39,**
as shown or reversed, specifications, lumber and mill lists. Additional sets $4.00 each.
(One set, $28.00; Two sets, $33.00)

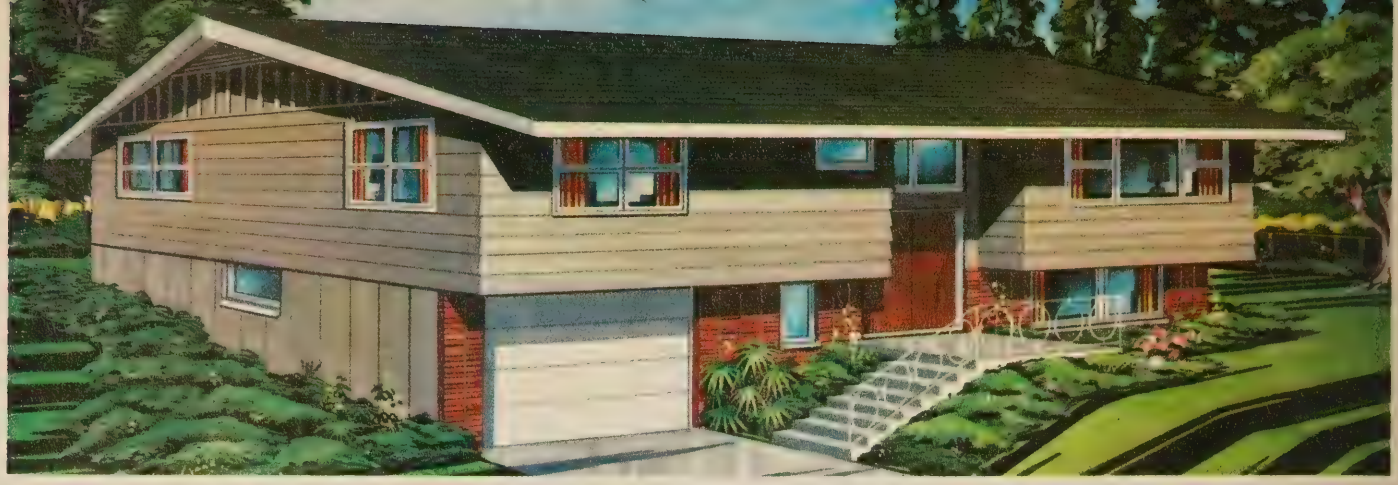


No. 8248—A new split-level style with three bedrooms on the top level away from the living quarters. You will note the very large living room, the long compact kitchen with the breakfast counter included. On the lower levels are the mammoth recreational room with lavatory and the 22 by 20 foot basement. The large front and rear windows of the living room give a view of the street side of the home as well as across the terrace into the rear garden.

Four complete plans **$36,**
as shown or reversed, specifications, lumber and mill lists. Additional sets $4.00 each.
(One set, $25.00; Two sets, $30.00)

Area	*Sq. Ft.*
Living Area	1,186
Recreation and basement	1,192
Carport	264

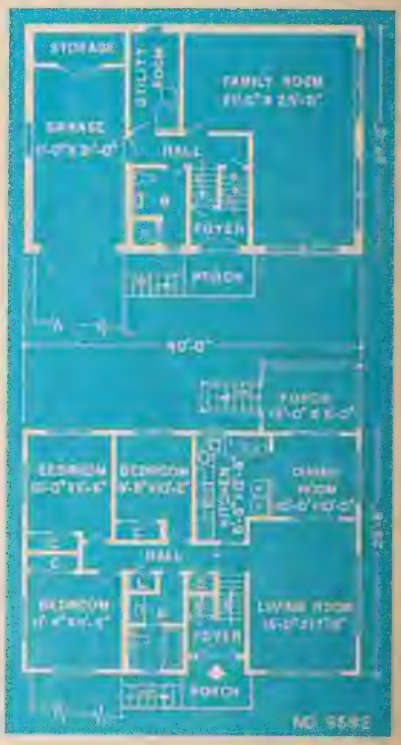




No. 9592—Here's a wonderfully functional plan with much more living space than is usually found in a house which is only forty feet wide. The double entrance doors and mid-level foyer add an air of luxury to the exterior appearance. Two full baths are provided, one on each level. The wood panelled family room is very large and will undoubtedly be the most popular area in the house. The furnace and water heater are centrally located for maximum efficiency and economy of construction.

Four complete plans **$36,**
as shown or reversed, specifications, lumber and mill lists. Additional sets $4.00 each.
(One set, $25.00; Two sets, $30.00)

Area	Sq. Ft.
Living Area	1,148
Family Room	467
Garage, Utility, etc.	681



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Area	*Sq. Ft.*
Living Areas	1,673
Garage Level	882

No. 9022 — A beautiful four bedroom home. There are two large baths on the sleeping level and a half bath on the garage level. An "L" shaped living-dining room area with the outside walls 25′ by 27′ in length. There are large windows in the front of the living room and equally large ones in the rear of the dining room. The fireplace will add to the comfort of this home. A large all purpose room at the rear of this level.

No. 7530—This design emphasizes family comfort, convenience and privacy. The flagstone foyer channels traffic to the various parts of the house, eliminating all cross traffic. The large living room is separated from the dining room by an attractive brick planter. Sliding glass doors in the living room open onto the colorful flagstone terrace. The three bedrooms contain plenty of closet space. The double garage is extra large and has two separate 9-foot-wide doors.

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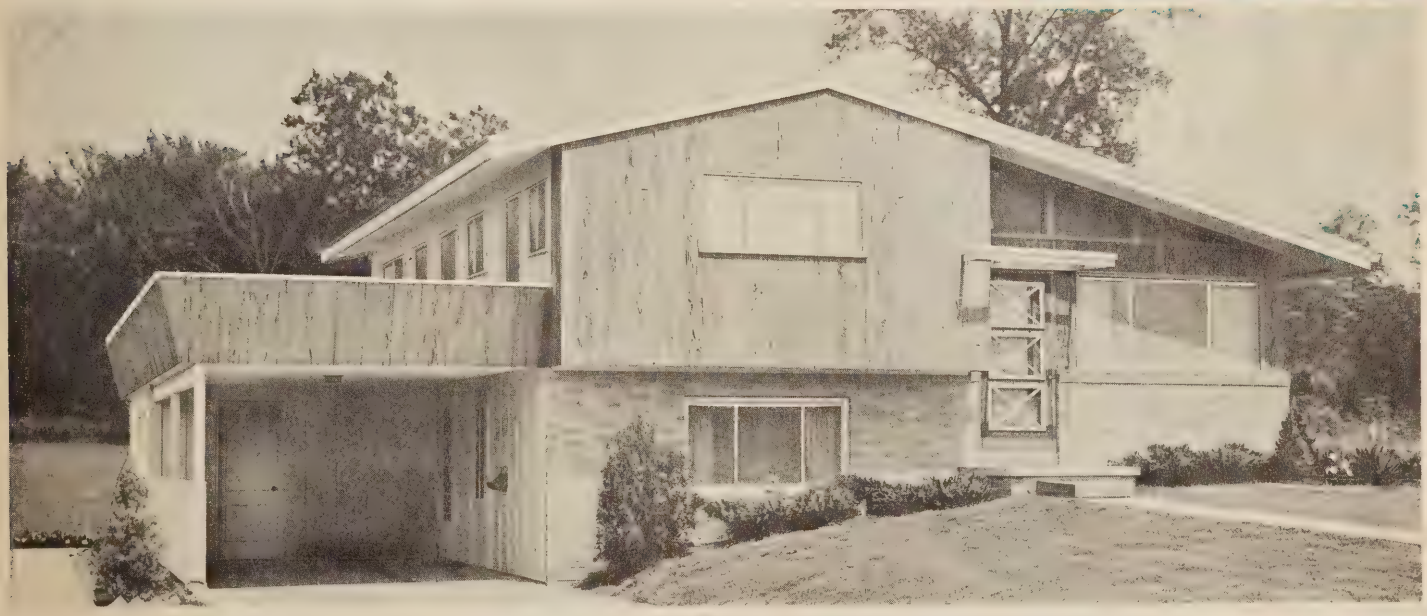
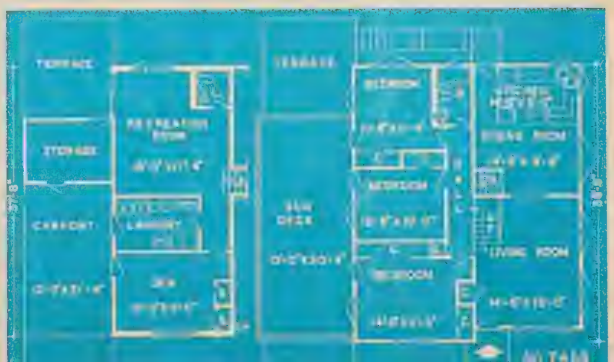
Area	Sq. Ft.
First Floor	1,668
Garage	583



No. 7458—Pecky cypress and brick are attractively combined on this contemporary split level design. The sun deck is a feature which has proven to be very desirable on split level houses. The kitchen is well designed with plenty of cabinet space as well as a built-in range and oven. All three bedrooms have extra large closets. The lower level includes a den, laundry and recreation room with a half bath. The den could be used as a fourth bedroom or office. The carport could easily be enclosed into a garage if desired. Adequate storage space is provided behind the carport.



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Area	Sq. Ft.
Living Levels	1,213
Recreation Level	641
Carport and Storage	373

No. 7434—The beautiful cut stone on the front adds an air of luxury to this strikingly attractive ranch-type home. Three bedrooms and two full baths are provided. The family room is extra large and will no doubt be the most popular room in the house. The kitchen was designed for the housewife who likes lots of room to work. An extra large amount of cabinet space is provided. Space for the washer and dryer is provided in the laundry nook. The built-in breakfast bar is very attractive and will be another popular area in the house. The storage and work room behind the garage can be used for a workshop, hobby room, etc. A large basement is provided for utilities, etc.

Four complete plans **$39,**
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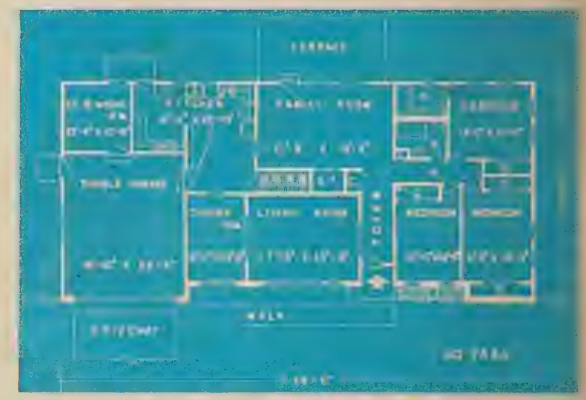
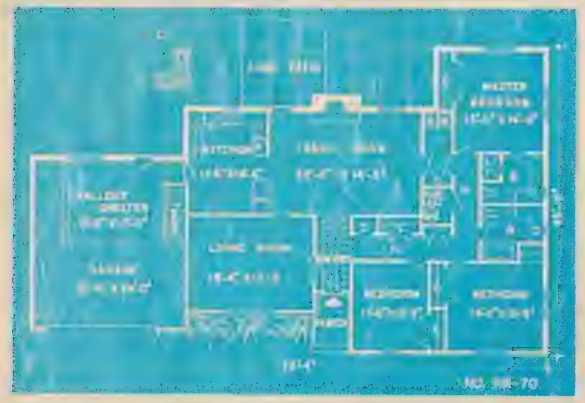
Area	Sq. Ft.
First Floor	1,855
Basement	1,762
Garage and Storage	565





No. HR-70—This house has an architectural style that is the epitome of charm and grace plus a judicious use of floor space. These are combined to give you gracious living at its best. An air of leisure surrounds the paneled family room and blends with a captivating kitchen. Three king-size bedrooms and two beautiful tile baths are the ultimate in comfort, and for outdoor living, the spacious patio is just the thing. A separate uility room and an oversized two-car garage are included to complete this truly fascinating home.

Four complete plans **$39,**
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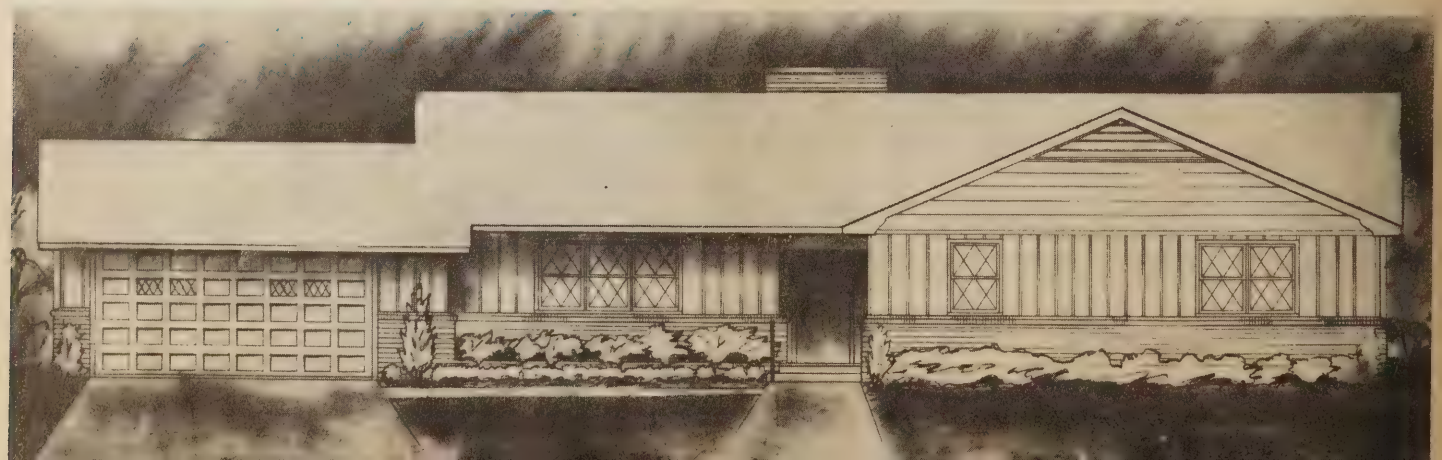
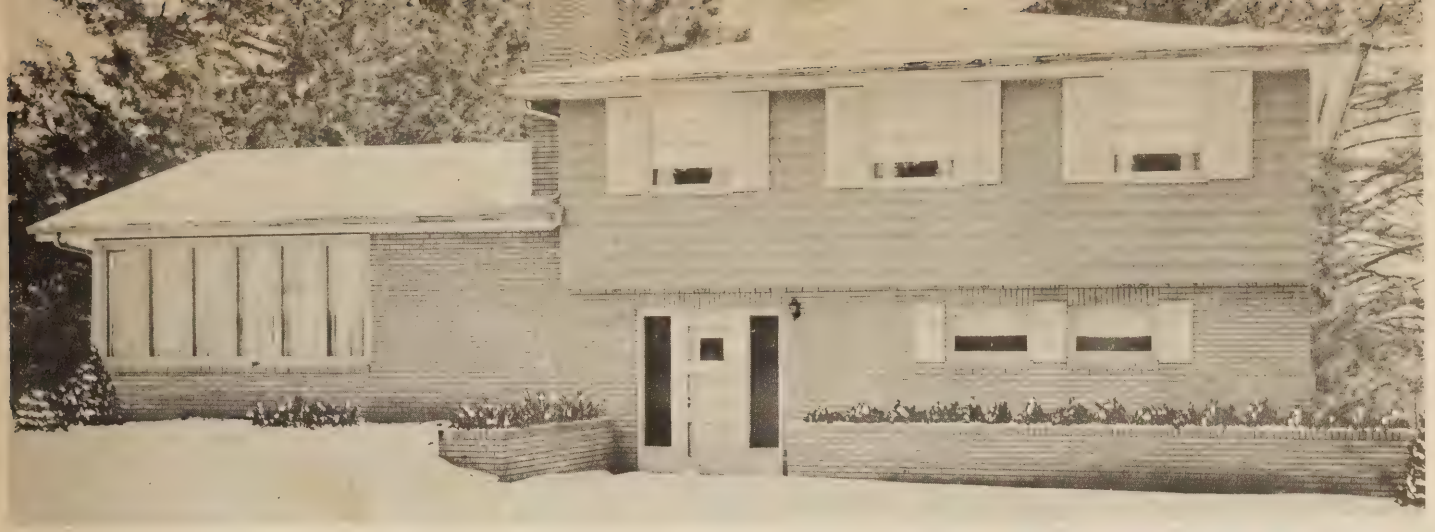
Area	Sq. Ft.
First Floor	1,981
Garage	585

Eugene E. Latimer ARCHITECT





No. 7282—This split level design is quite unusual and has many desirable features. The floor of the foyer is flagstone so wet and muddy shoes can't hurt it in the least. The planter backed up by the cut stone fireplace is very attractive. The living room level is up six short steps from the foyer. The large family room will be an excellent place for informal entertaining. The half bath serves both den and family room. The top level contains four bedrooms and two full bath rooms.

Four complete plans **$39,**
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(One set, $28.00; Two sets, $33.00)

Area	*Sq. Ft.*
Living Room Level	582
Family Room Level	881
Bedroom Level	943

No. 7272—Exceptional livability is provided in this unusual split level design. The plan has been designed for a family who likes lots of room. The kitchen contains a built-in breakfast booth as well as a built-in range top and oven. The family room can be closed off from the kitchen with a folding door which recesses into the wall when not in use. The two car garage is extra deep to provide storage room at the rear. The utility room houses the washer, dryer, furnace and water heater.

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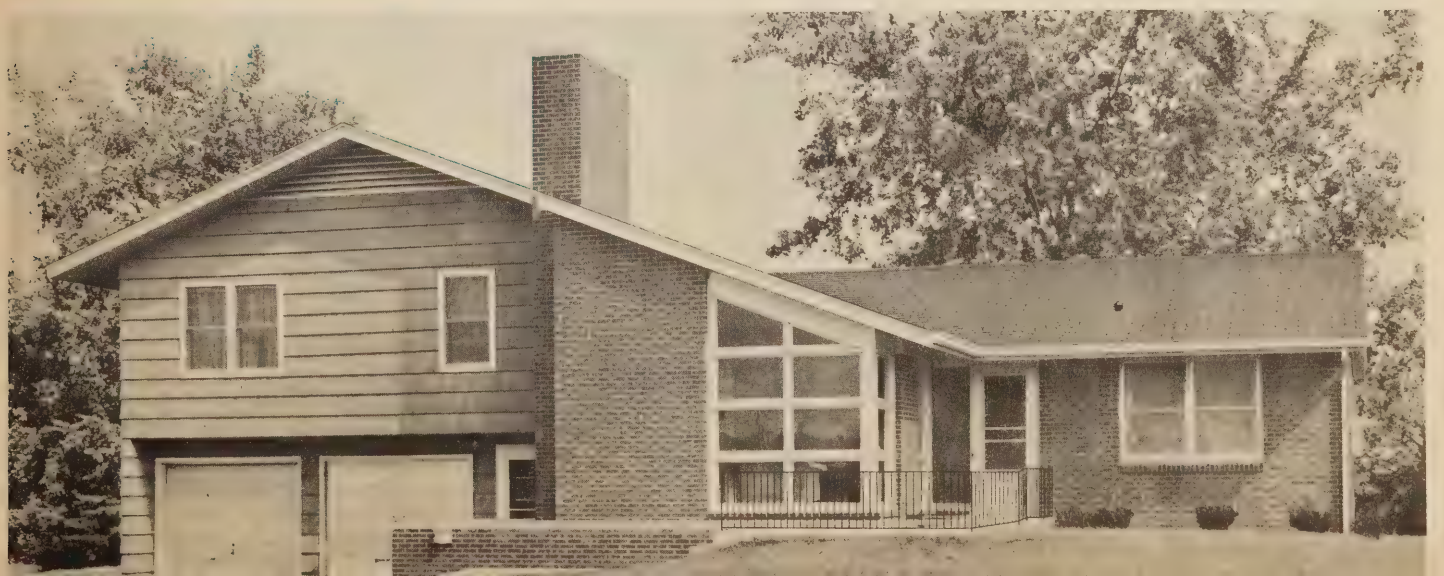
Area	*Sq. Ft.*
Living Areas	1,704
Garage Level	694



No. 6142—A home for better living. Spacious living room with picture window for frontal view and just opposite is the ideal family room with large glassed area for rear view of the garden. On the top level are two very large bedrooms with separate bath. Back of double garage is another bedroom or den as desired with half bath. Space galore in basement under the family and living room.

Four complete plans **$39,**
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Area	*Sq. Ft.*
Living Area	2,260
Den Area	340
Garage	515
Basement	885
Unexcavated	632
Enclosed Porch	112

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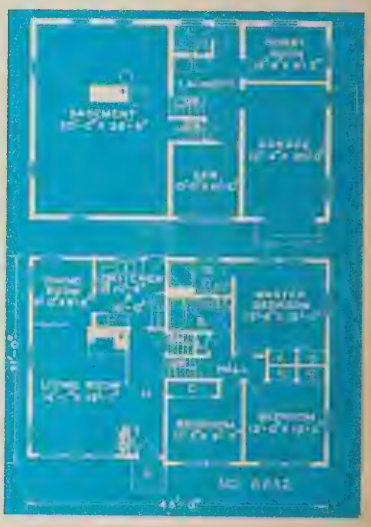

No. 6252—This split level makes efficient use of all space. The front entrance hallway provides privacy in getting from the living to sleeping areas. There are three large bedrooms with two full baths. A most modern and convenient kitchen for your enjoyment. Beneath the sleeping area we find the garage, den, hobby room and laundry room. There is a half bath conveniently located on this level. Down four steps under the living area is a full basement.

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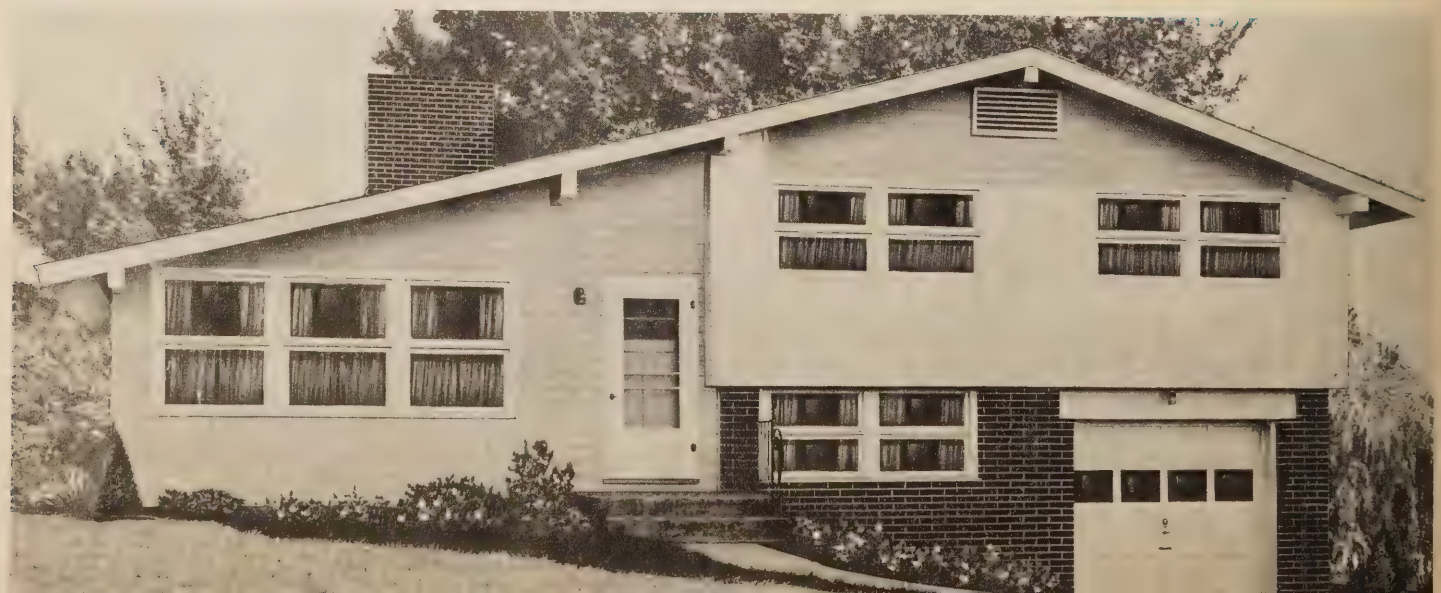
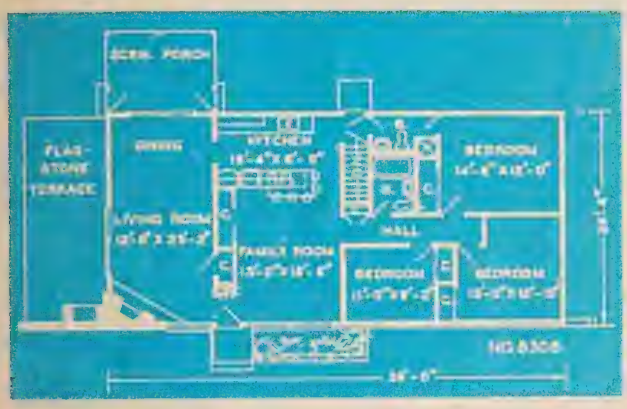
Area	*Sq. Ft.*
Living Room	1,375
Garage and Den Level	729
Basement Level	621





No. 8308 — The vertical and horizontal siding with stone trim make this an attractive home. The traffic ways of this home make it easy to get from one part of the house to another without disturbing the other occupants. The front entrance permits you to go into the living room or the family room. The rear entrance permits you to enter the kitchen or through one bathroom to the sleeping area. The corner fireplace in the living room will add to your enjoyment as well as to the large terrace and the screened in porch.

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(One set, $25.00; Two sets, $30.00)

Area	*Sq. Ft.*
First Floor	1,473
Basement	1,473

No. 5878—From the beautiful brick veneer exterior to the skillful room arrangement in the interior, everything adds up to comfortable and enjoyable living. Excellent planning is evident throughout and space will not permit listing the numerous outstanding features—just study the plan and you will want to start building right away!

Four complete plans **$36,**
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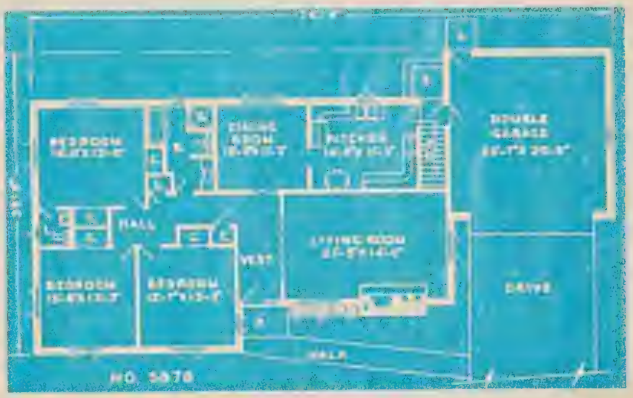
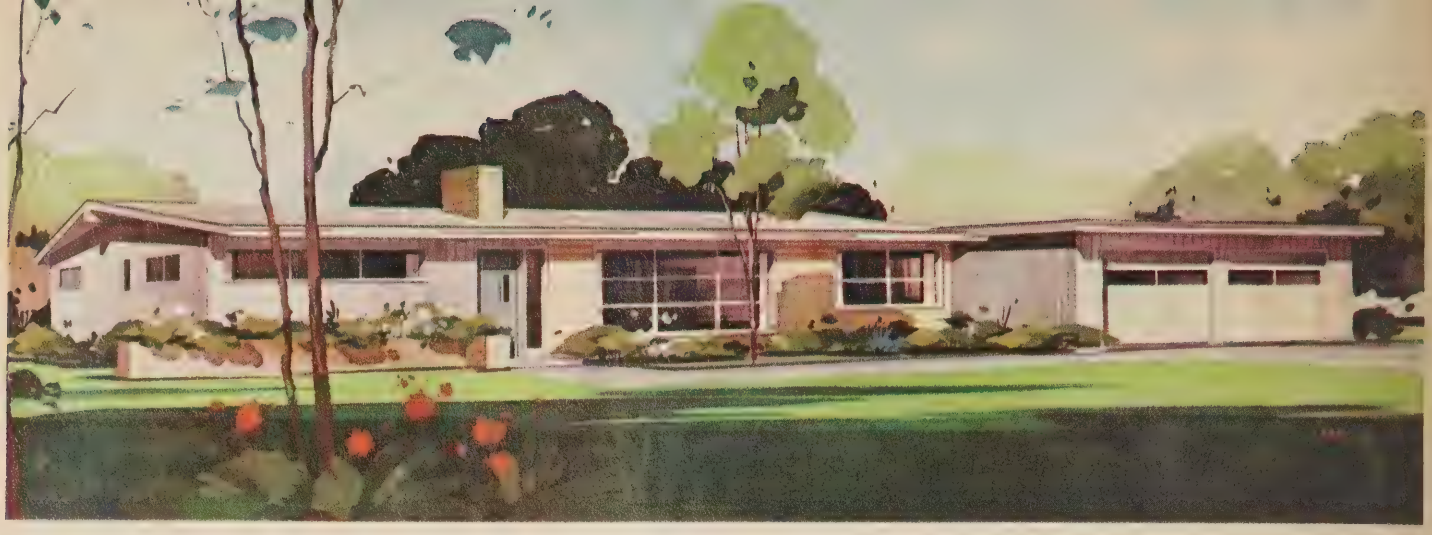
Area	*Sq. Ft.*
First Floor	1,640
Basement	1,640
Garage	495





No. 9562—The rectangular shape of this house assures maximum economy in construction. The foyer floor is tiled back as far as the central hall. This makes a very attractive entryway. The large living room contains a wood burning, corner type fireplace. The family room is extra large and can be used entirely for family living since a separate dining room is provided. Three bedrooms and two full baths are provided, one of which is private to the master bedroom. The kitchen is efficiently designed and contains a built-in range and oven as well as adequate cabinet area. A small utility room behind the kitchen houses the laundry equipment. Plenty of storage space is provided.

Four complete plans **$36,**
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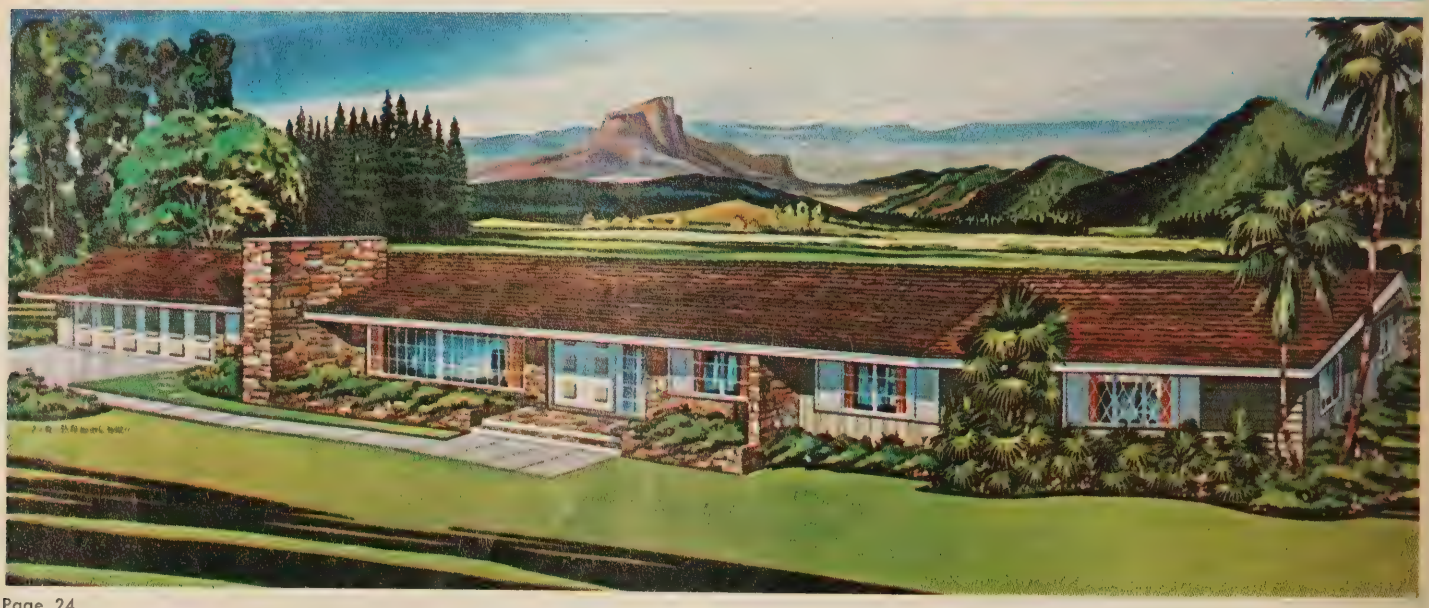
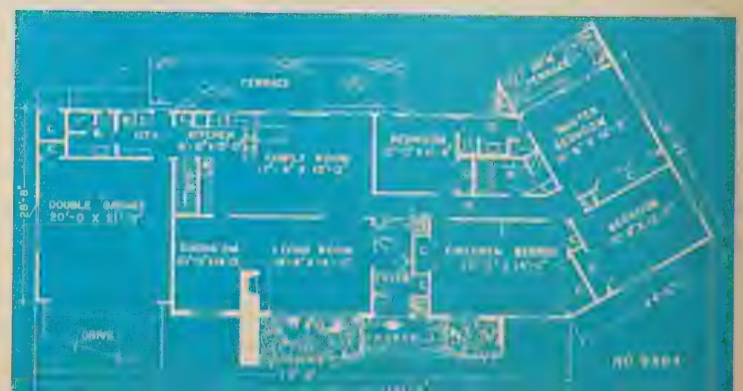
Area	Sq. Ft.
First Floor	1,780
Garage	571





No. 9584—This five-bedroom ranch design is a practical solution to the housing problem of growing modern families who prefer a one-level house. It is zoned to separate varying activities of family life, yet has easy interrelationship. The open kitchen is arranged to provide easy access to the laundry, dining and family areas while still having ample floor space for all kitchen activities. The large children's bedroom can be used as a play area in the daytime and then separated at night with a folding partition. The master bedroom has its own private terrace which is screened on the outside with a stone wall. A partial basement is provided for heating equipment, storage, etc.

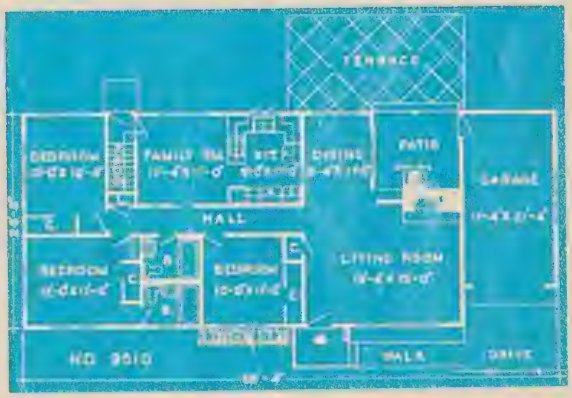
Four complete plans **$39,**
as shown or reversed, specifications, lumber and mill lists. Additional sets $4.00 each.
(One set, $28.00; Two sets, $33.00)

Area	Sq. Ft.
First Floor	2,300
Basement	900
Garage	432

No. 7328—This contemporary split level residence was designed for people who like split level houses but have limited funds. The main levels have only 1,001 square feet. The large sunken living room is down two short steps from the dining room giving it a very luxurious effect while actually adding nothing to the cost of construction. There is an attractive ornamental iron railing between the living room and dining area. On the upper level you find two bedrooms and a full bath. Plenty of closets are provided. The lower level contains a large family room, a boy's bedroom and a combination utility room and half bath, with outside entrance. The washer and dryer are in the family room. The garage is extra large providing plenty of storage and shop room.

Four complete plans **$36,**
as shown or reversed, specifications, lumber and mill lists. Additional sets $4.00 each.
(One set, $25.00; Two sets, $30.00)

Area	*Sq. Ft.*
Main Levels	1,001
Lower Level	416
Garage	352



No. 9510—This design is obviously one for the family with children and lots of family activities. The patio contains a built-in barbecue grill for outdoor cooking. It is enclosed on three sides for protection from the wind. The patio roof is covered with translucent fiberglas panels for maximum natural light. Three bedrooms and two full bathrooms are provided. The family room, kitchen area will be the favorite spot in the house.

Four complete plans **$36,**
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(One set, $25.00; Two sets, $30.00)

Area	*Sq. Ft.*
First floor	1,343
Basement	1,343
Garage	257

No. 9576—It's difficult to find a split level house as attractive as this contemporary design. An unusual but practical feature is the garage on the upper level and the carport on the lower level. The foyer is comfortably spacious but not wasteful. The living room is sunken two short steps below the foyer and dining area. The corner-type fireplace combined with the sunken living room provides a very luxurious appearance. The kitchen and dining area are divided by a bar of cabinets containing the built-in range and oven. Eating space is also provided in the kitchen. The utility room behind the garage has plenty of space for a large freezer as well as washer and dryer. The half bath next to the dining room is convenient to the kitchen and living room. The bedroom level has two full baths. Extra large closets are provided. The lower levels contain a huge recreation room, den, utility room and bath.

Four complete plans **$36,**
as shown or reversed, specifications, lumber and mill lists. Additional sets $4.00 each.
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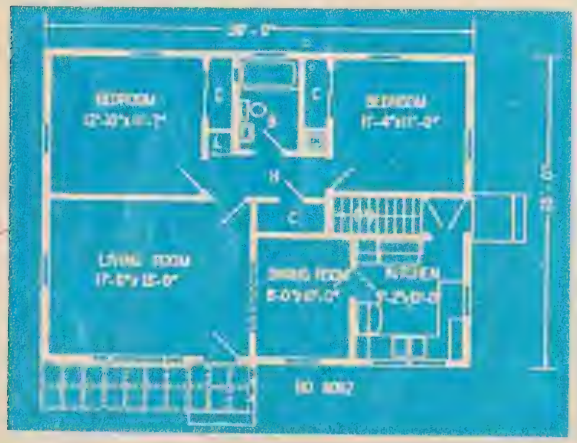
Area	Sq. Ft.
Living Levels	1,493
Recreational Levels	1,170
Garage and Utility	388



Four complete plans **$31,**
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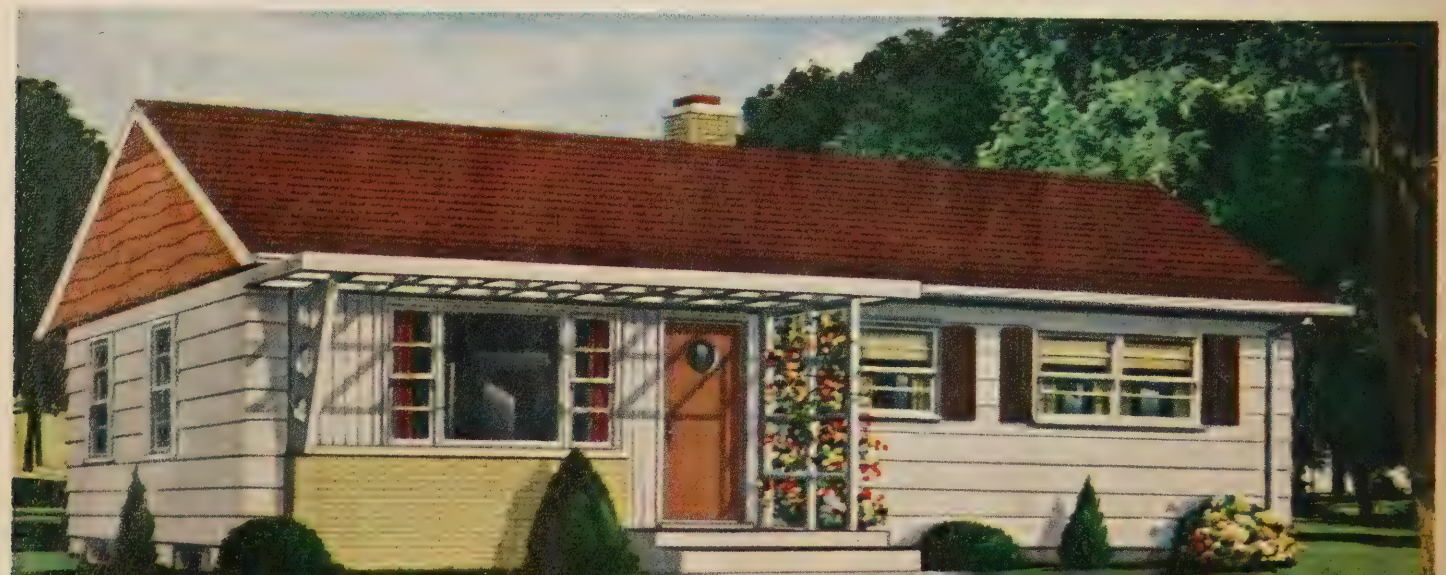
Area	Sq. Ft.
First Floor	936
Basement	936

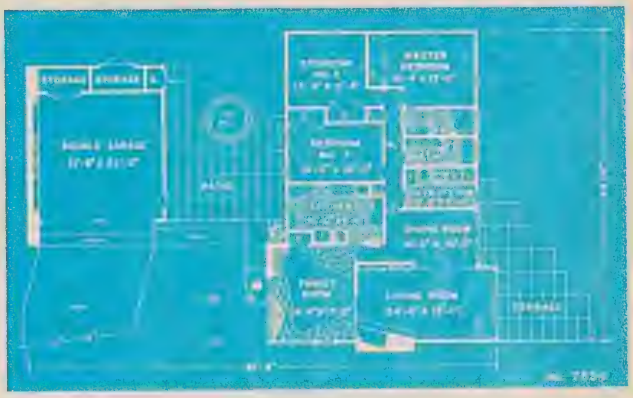
No. 8082—Suitable for most 50-ft. lots, this little cottage with its modern lines has been designed for the economy minded builder. The plan shows less than 1000 sq. ft. of floor space and all space has been utilized to the best advantage without sacrifice of livability.

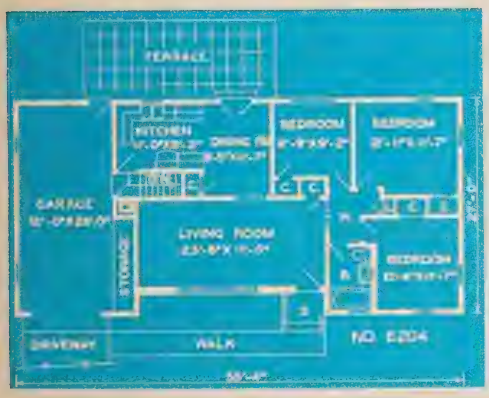


No. 7534—This beautiful contemporary design will look equally well on a city lot or a country estate. The butterfly roof and extended exposed beams go well with the vertical siding and natural stone. The contemporary floor plan has many desirable features. The three large bedrooms are served by two compartmented baths each containing a built-in dressing table. The living room has a corner type wood-burning fireplace with a raised hearth. Due to the open plan, the fireplace can also be enjoyed from the family room and dining room.

Four complete plans **$39,**
as shown or reversed, specifications, lumber and mill lists. Additional sets $4.00 each.
(One set, $28.00; Two sets, $33.00)

Area	Sq. Ft.
First Floor	1,889
Garage and Storage	648





No. 6204—Hipped roof, stone and frame siding make this an attractive home. A long living room which provides ample space for entertainment. Three bedrooms with one full bath. The garage is 26 feet long and may be entered from the rear or a side door which goes to the kitchen and also to the basement as well as the front entrance. Storage space is provided in the garage as well as the basement. The French doors in the dining room lead to the large terrace area.

Four complete plans **$36,**
as shown or reversed, specifications, lumber and mill lists. Additional sets $4.00 each.
(One set, $25.00; Two sets, $30.00)

Area	Sq. Ft.
First Floor	1,085
Basement	1,085
Garage	372

No. 6314—Three bedrooms with two baths on the upper level; living-dining room, kitchen and den on the second level; with a double garage, all purpose room and a half bath on the lower level. The cathedral ceiling makes it possible to have the windows above the front entrance. The large terrace area may be entered from the kitchen or the living room.

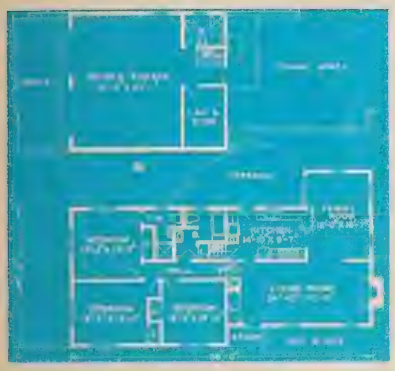
Four complete plans **$36,**
as shown or reversed, specifications, lumber and mill lists. Additional sets $4.00 each.
(One set, $25.00; Two sets, $30.00)

Area	*Sq. Ft.*
Living Areas	1,726
Garage Level	934

No. 6274—A very compact three bedroom split-level home. The vertical and horizontal siding add to the appearance of this home. Two baths are provided on the sleeping level with half bath at rear entrance of lower level. An attractive terrace area is provided at the rear just outside the dining room, which may be entered through the sliding doors. Five steps down from terrace is the entrance to the lower level. A large fireplace is provided in the right outside wall of the living room.

Four complete plans **$39,**
as shown or reversed, specifications, lumber and mill lists. Additional sets $4.00 each.
(One set, $28.00; Two sets, $33.00)

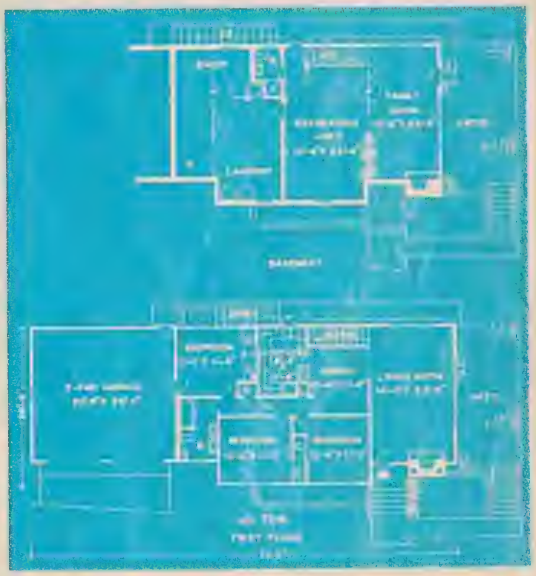
Area	*Sq. Ft.*
Living Area	1,133
Garage Level	571
Basement	520



No. 6302—The vertical siding, brick veneer and long low lines of this house make it a desirable home. There are three large bedrooms with two baths on the upper level. The "L" shaped living-family room areas are spacious. The large built in kitchen will be a real pleasure, it also has a snack bar. Outside doors for the kitchen and family room lead to a large terraced area. The stairs leading down from the kitchen are to the laundry, storage and double garage area. There is a full shower bath on this level. The garages are entered from the left.

Four complete plans **$36,**
as shown or reversed, specifications, lumber and mill lists. Additional sets $4.00 each.
(One set, $25.00; Two sets, $30.00)

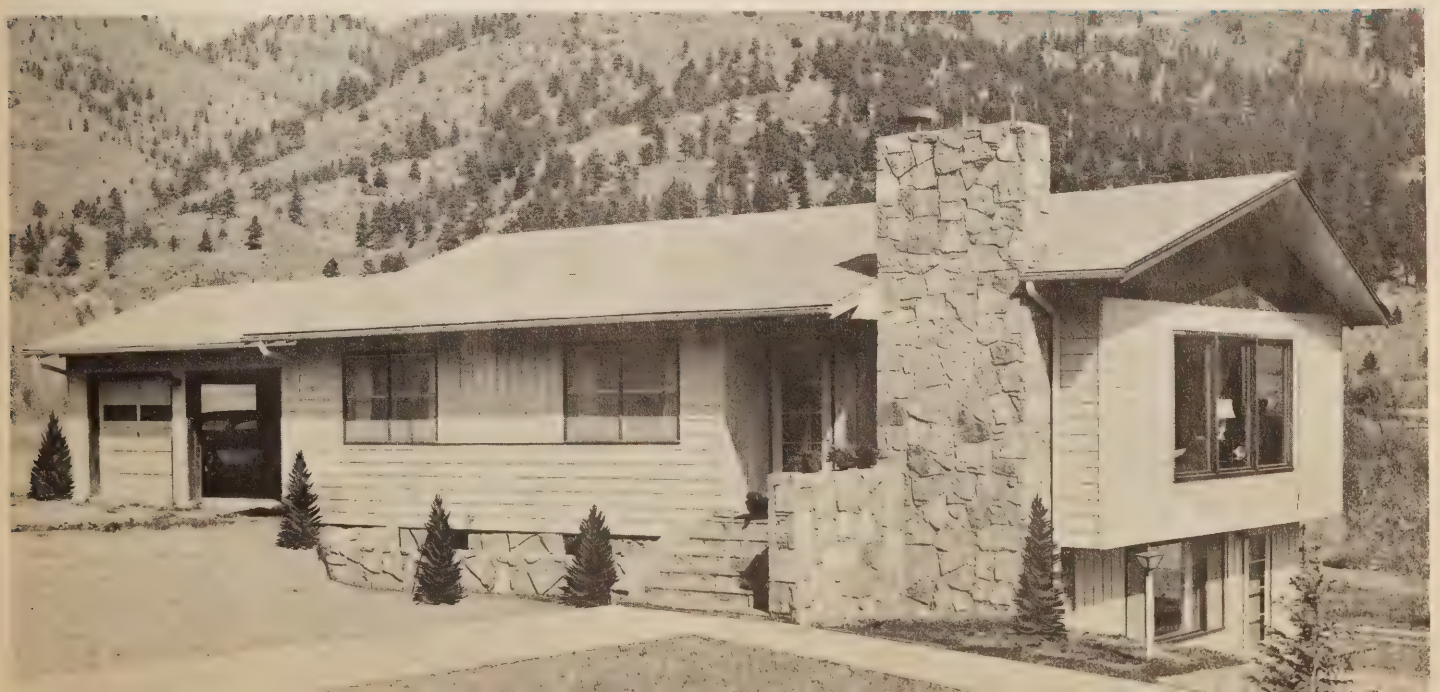
Area	*Sq. Ft.*
Living Areas	1,537
Garage Level	809



No. 7218—This plan deserves first place because it has all the conveniences one could ask for in a resort home. The living room on the first floor and the family room on the lower level have large windows on two sides which provide a panorama of lake or mountain scenery. Note the convenient entrance on the lower level. When you are returning from fishing, hunting, hiking or whatever the sport may be you have access to the lower shower and bath before going through the rest of the house. There are three bedrooms and full bath on the first floor with kitchen, dining and living rooms. You will really enjoy the recreation room, family room and patio.

Four complete plans **$39,**
as shown or reversed, specifications, lumber and mill lists. Additional sets $4.00 each.
(One set, $28.00; Two sets, $33.00)

Area	*Sq. Ft.*
First Floor	1,175
Basement	1,175
Garage	545



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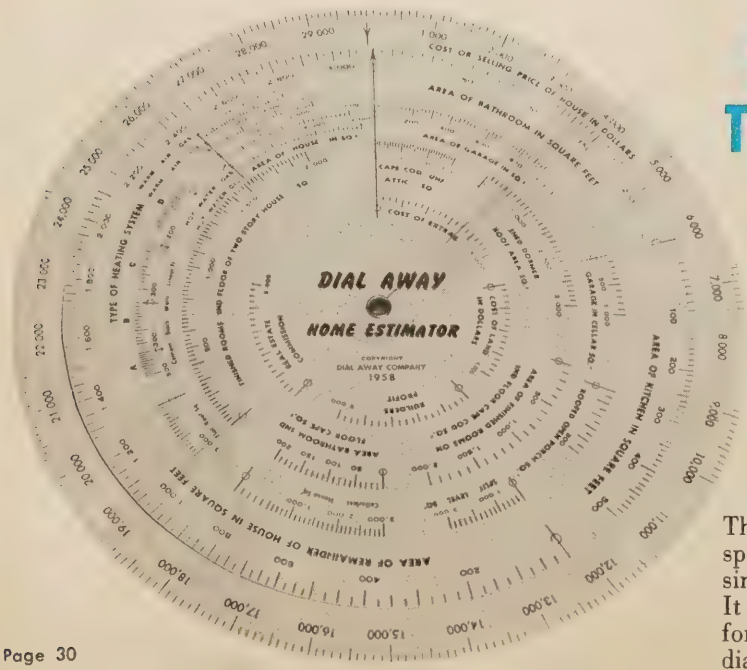

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No. 9596—If you long for the exciting atmosphere of contemporary styling, this may be the design for you. Plank and beam roof construction has been used throughout the house. The living room is sunken below the main floor level, providing a luxurious appearance. The family-dining room is the nucleous of the house, channeling traffic to all areas. Extra large closets and two full baths are provided. The balcony is reached through sliding glass doors in both end bedrooms. The open stairway in the family room leads to the very large recreation room on the lower level. The covered patio and large terrace will add to the pleasures of outdoor living.

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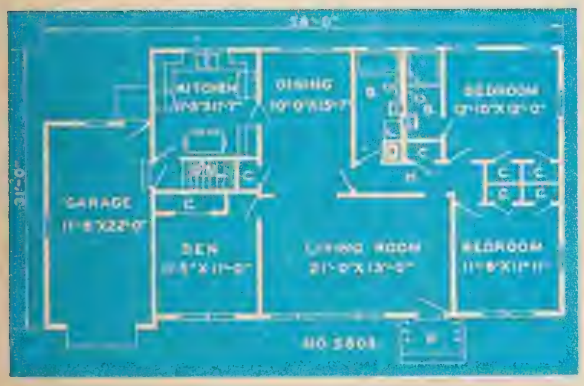
Area	Sq. Ft.
First Floor	1,876
Basement	818
Carport	434



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Area	*Sq. Ft.*
First Floor	1,380
Basement	1,380
Garage	276

No. 5603 — If you are planning to build a small home, here is a plan worthy of your consideration. Economy in construction is achieved by keeping the house in rectangular shape and by elimination of waste space. The den can easily be converted into a bedroom making this an exceptionally compact and efficient plan.

Page 31

No. 9636—This front to back split level design is ideal for a narrow corner lot. Both the front and the right side elevations are equally attractive. The floor plan is well arranged and will accommodate a large, active family. Notice how the foyer and central hall channels traffic to every room, eliminating all cross traffic. The kitchen is large and has plenty of space for family dining. The lower levels provide space for recreation, storage, etc. The hobby room can be used for a bedroom since it has its own bath.

Four complete plans **$39,**
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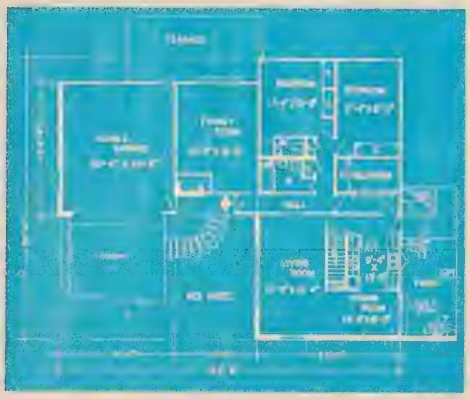
Area	Sq. Ft.
Living Area	1,363
Garage and Basement Levels	1,363



No. 9632—This is an EXPANSIBLE house. It can grow as the family grows. It can be built in four stages. The first unit will consist of a living room, dining room, kitchen, bath and small bedroom. This gives you a building measuring 26′-4″ x 32′-8″ covering 860 square feet. A full basement is planned under this initial project. This is a complete, comfortable living unit. Next will be the rear bedrooms and half bath. This adds 460 square feet. The next stage can be either the family room or the garage or both, depending on the family needs. All these additions can be made with very little altering required on the existing building. When finished, you have a beautiful home of excellent design and there will be no added-on look, due to careful planning in the beginning. The outside stairway to the basement is a feature which we highly recommend on this design.

Four complete plans **$36,**
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Area	Sq. Ft.
First Floor	1,636
Basement	860
Garage	510

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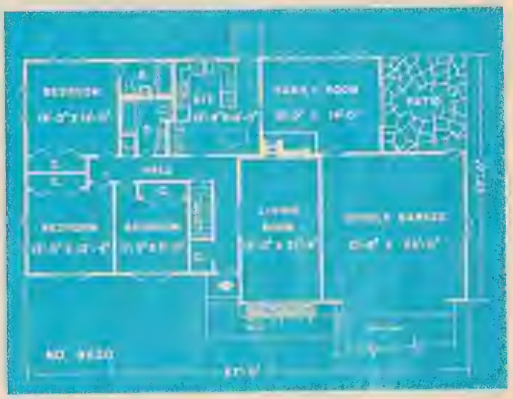
No. 9630—This Hawaiian modern style house has a very practical and efficient floor plan. The large formal living room is especially well planned for pleasant placement of furniture and for receiving and entertaining guests. The far end of the living room is a solid brick wall broken only by a tier of built-in book shelves. The family room is secluded from the living room, providing a family activity or relaxation area. A wood-burning corner-type fireplace and a large bank of casement windows enhances the beauty of the family room. Sliding glass doors lead out onto the flagstone patio. The patio is completely under roof and can easily be screened or glassed in if desired. The kitchen is well arranged and contains a built-in range and oven, laundry niche and a good-sized eating space. The bathroom, kitchen and laundry plumbing are grouped together for economy of installation. A full basement is provided.



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Area	Sq. Ft.
First Floor	1,633
Basement	1,633
Garage	499

No. 9622—This house was designed to provide a beautiful contemporary exterior and a practical, efficient, family living floor plan. The exterior speaks for itself with roman brick, vertical grooved plywood siding, clerestory windows and a low-pitched gravel roof. The entrance foyer is attractively lighted and efficiently channels traffic to all areas of the house. The family room is accessible from three sides within the house and provides access to the terrace through sliding glass doors. The kitchen contains plenty of built-in cabinets as well as a large breakfast area and laundry equipment. The living room is sunken and has cathedral ceilings providing a very luxurious appearance. Two full baths are provided and the hall bath contains both tub and separate shower. A partial basement provides for the furnace, water heater and additional storage space and recreational areas.

Four complete plans **$39,**
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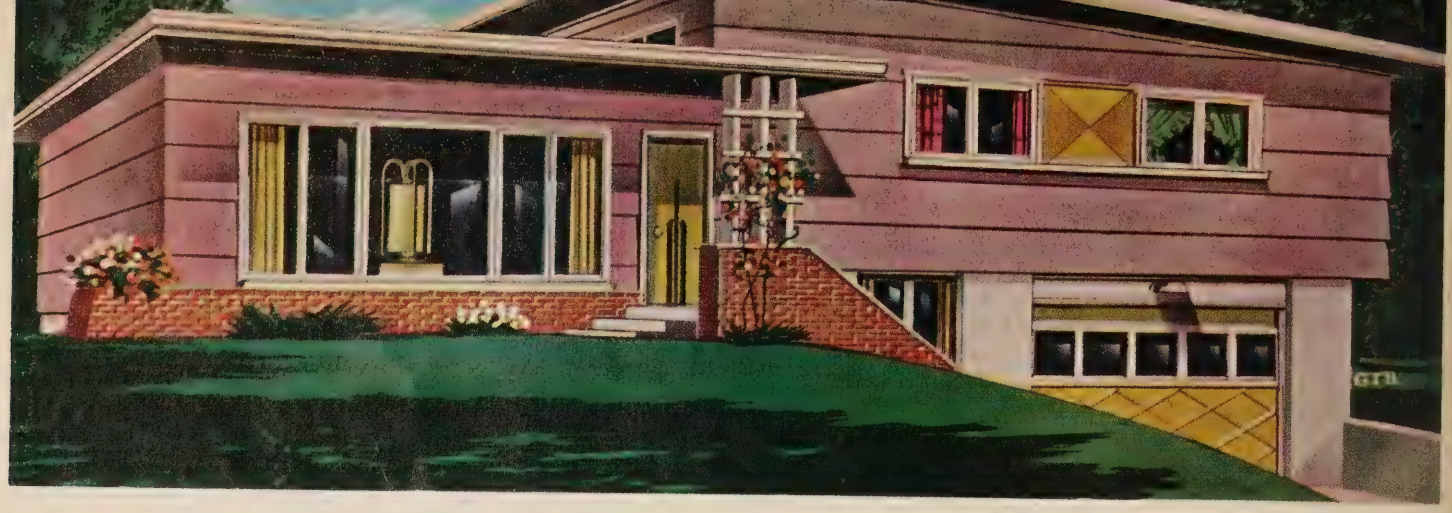
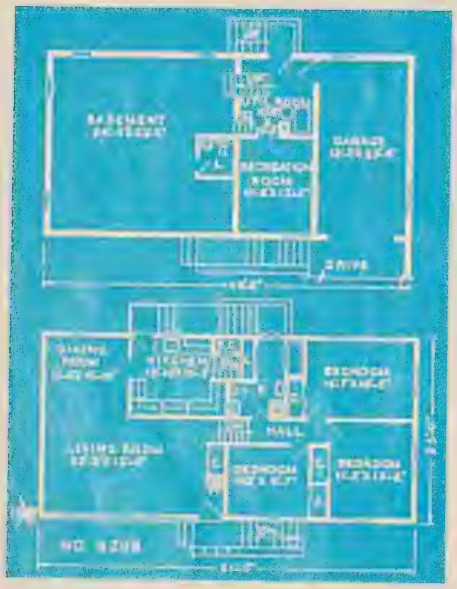
Area	Sq. Ft.
First Floor	1,907
Basement	914
Garage	559





No. 8208—Take advantage of your sloping lot with this split-level design. Note how complete advantage has been taken of all available space. The living and serving area is on one level, the sleeping area on another while the garage, utility and recreation room are on a lower level with the basement under the balance.

Four complete plans **$36,**
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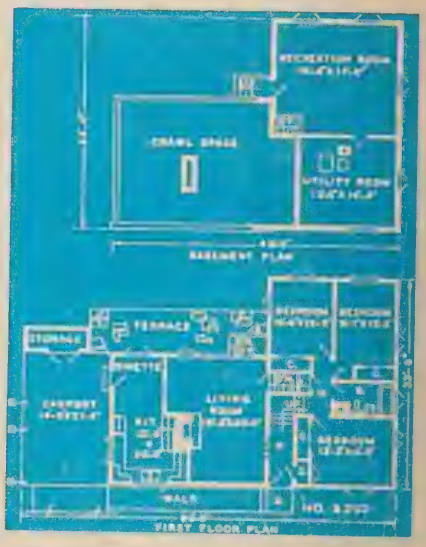
Area	*Sq. Ft.*
Living Area	1,275
Garage, Util. & Rec.	600
Basement	643



No. 8200—A tri-level that does not require a sloping lot. The bedroom area is completely separated from the living and serving areas for convenience and privacy and the recreation and utility rooms are on the lower levels. There is an outside entrance to the recreation room from the terrace for combination indoor and outdoor entertaining.

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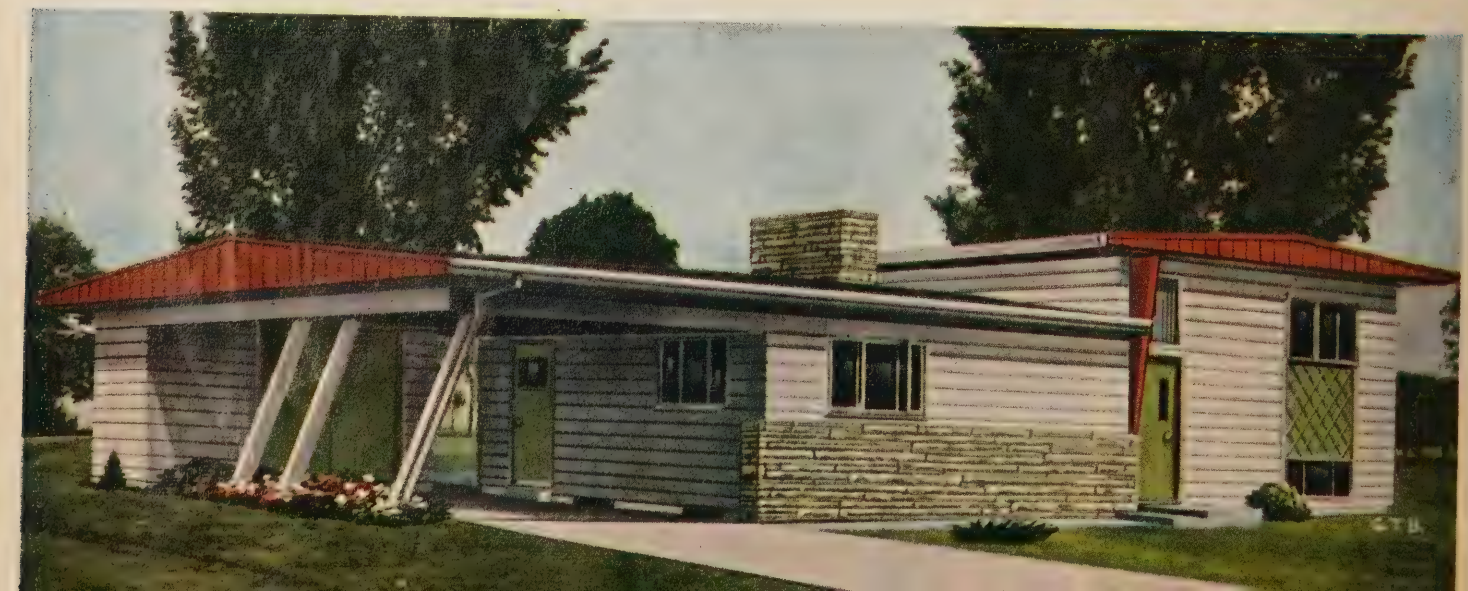
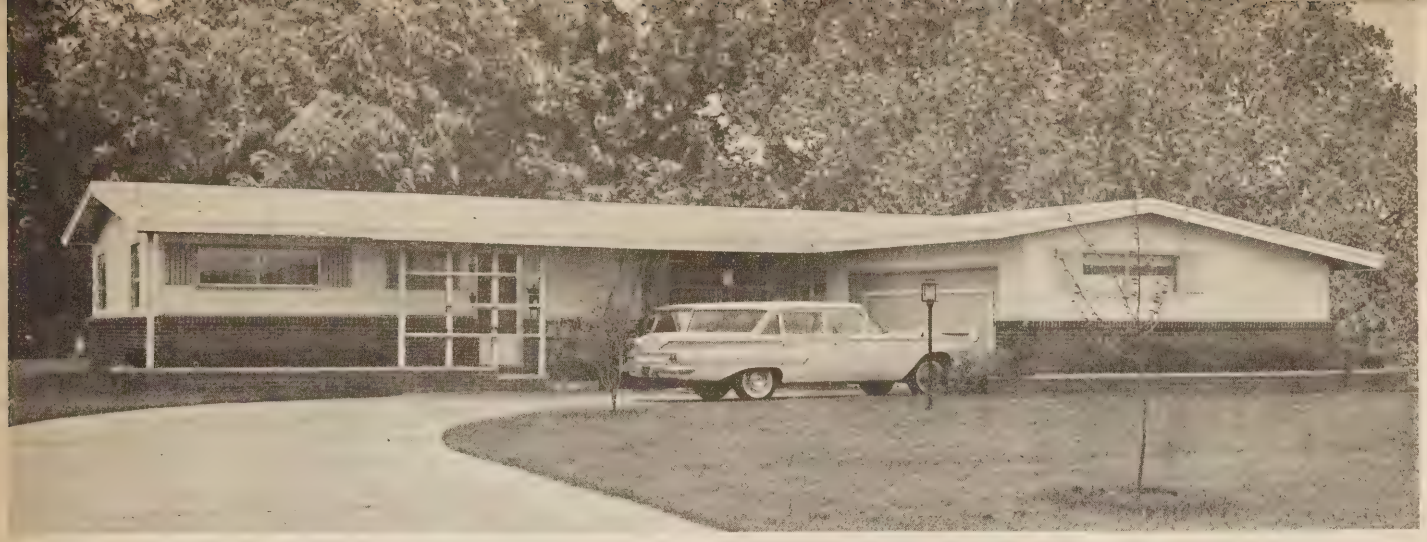
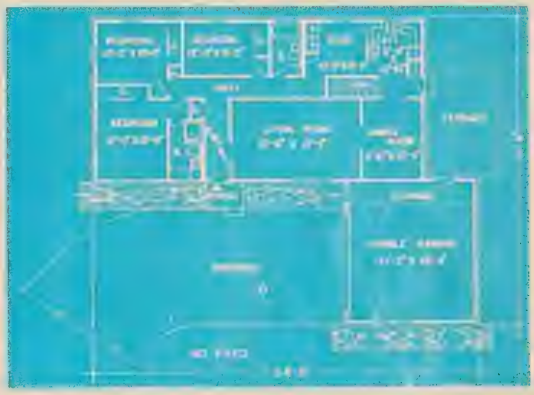
Area	*Sq. Ft.*
First Floor	1,233
Basement	644
Carport	298





No. 7520—Many design features have been incorporated in this home that will make it an outstanding addition to any neighborhood. The exterior is very attractive with wide overhangs to shade the window areas. The entrance foyer leads to the center hall which channels traffic to all areas of the house. The breakfast nook contains a laundry niche large enough for both washer and dryer. All three bedrooms have extra large closets. Two full bathrooms are provided. A large storage area is provided in the garage for items such as lawn mowers, garden tools, etc.



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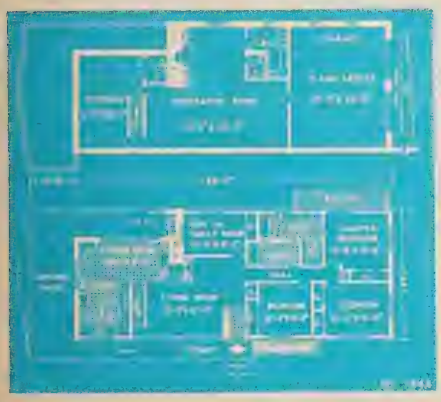
Area	Sq. Ft.
First Floor	1,563
Basement	1,563
Garage	552



No. 7544—This low contemporary ranch design will appeal to many young active families. The contemporary theme is carried throughout the house. Open planning is featured in the living room, dining room and kitchen area. The three-way fireplace can be enjoyed from both the living room and dining room. A barbecue is located just outside of the dining room. The patio at the end and behind the dining room is all under roof. The basement houses a two-car garage and large recreation room which has its own wood-burning fireplace.

Four complete plans **$39,**
as shown or reversed, specifications, lumber and mill lists. Additional sets $4.00 each.
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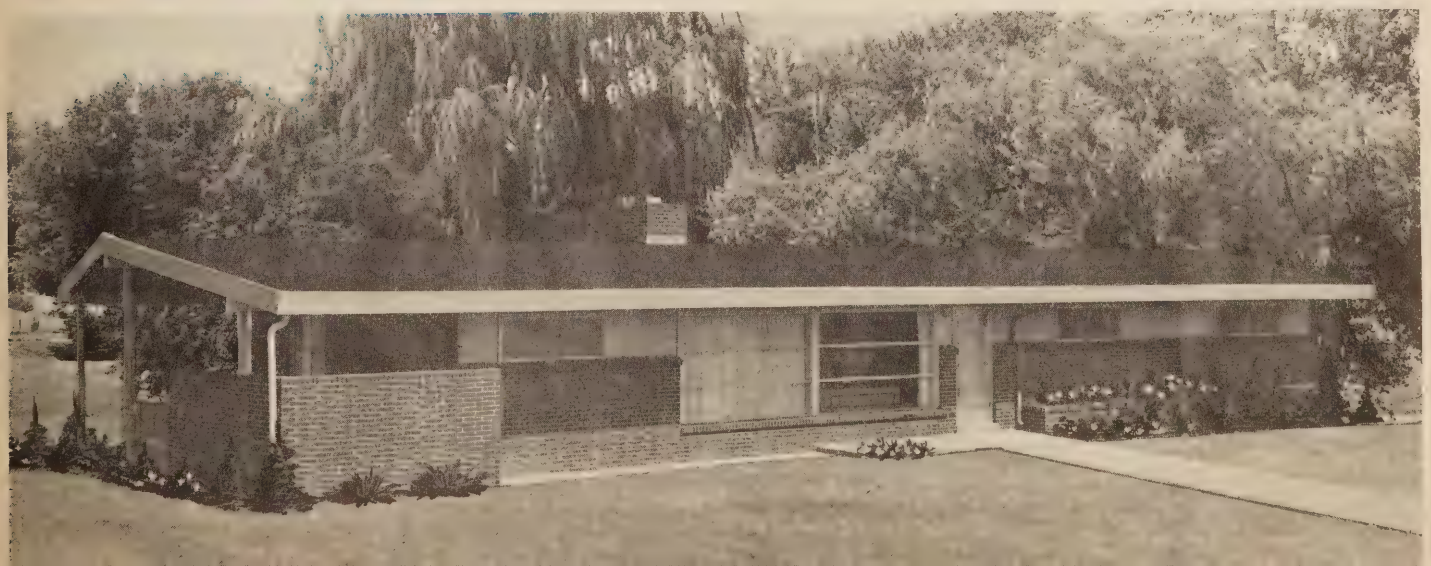
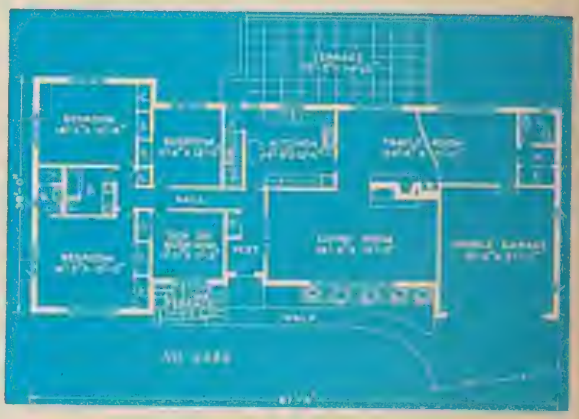
Area	Sq. Ft.
First Floor	1,757
Basement	1,228
Garage	529



No. 6268—A beautiful hipped roof, brick and stone veneer ranch home. Two large bedrooms with two baths, one with tub and one with shower. There is a third bedroom and still a fourth which may be used as a den or a bedroom. Note the large living room and the large family room, each with a fireplace. The family room is provided with folding doors to divide the room if desired and it is also provided with a half bath.



Area	Sq. Ft.
First Floor	2,509
Basement	2,509
Garage	432

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Four complete plans **$39,** as shown or reversed, specifications, lumber and mill lists. Additional sets $4.00 each.
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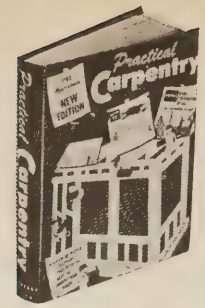
Area	Sq. Ft.
Living Area	1,936
Garage	599
Den Area	420
Basement	916
Glassed in Porch	286

No. 6150—Pictured below is a home where the family has room to really live in the living room, and note the spacious kitchen with a large breakfast bar. Yes, there is also a large dining room. Four bedrooms are located on the top level with two bathrooms, one with tub and one with shower. On the garage level immediately below the bedrooms is a family den or hobby room where young or old can enjoy life, again we find a full bath with shower. A large glassed-in porch is found on the ground level outside the living and dining room.

PRACTICAL CARPENTRY



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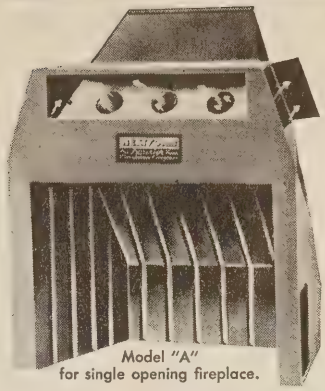

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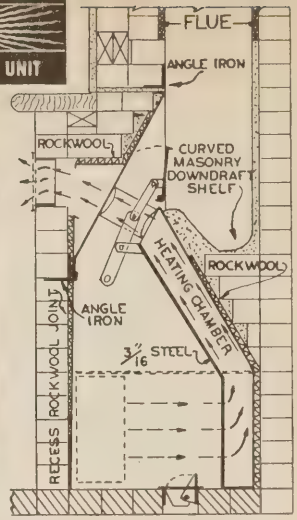

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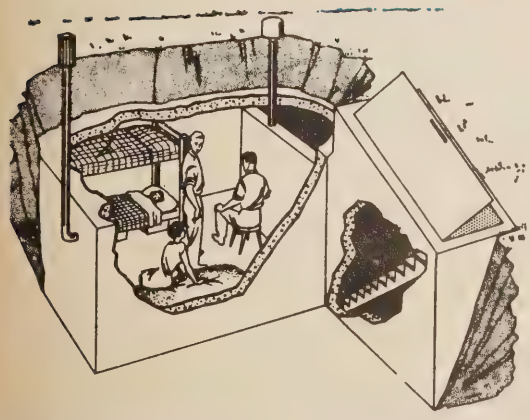

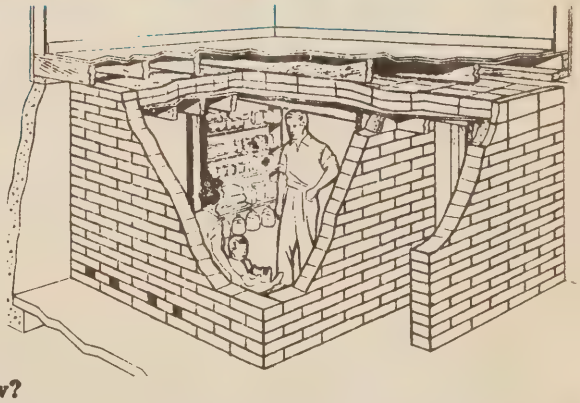

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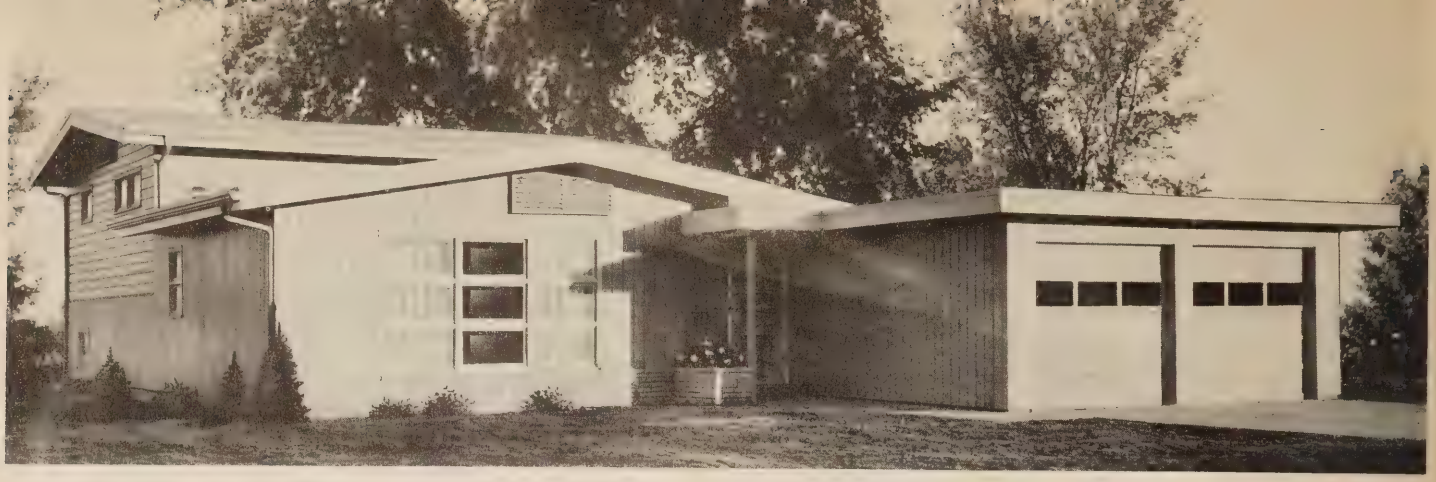


No. 7116—Take advantage of your sloping lot by using a tri-level. This plan is a front to rear split. The living-dining room area opens to a large terrace, at the rear of the double garage, which will add to your privacy and enjoyment. The lower level provides for storage, utilities, a large recreation room and a den with full shower bath. There are three large bedrooms with two full baths on the sleeping level.

Four complete plans **$39,**
as shown or reversed, specifications, lumber and mill lists. Additional sets $4.00 each.
(One set, $28.00; Two sets, $33.00)

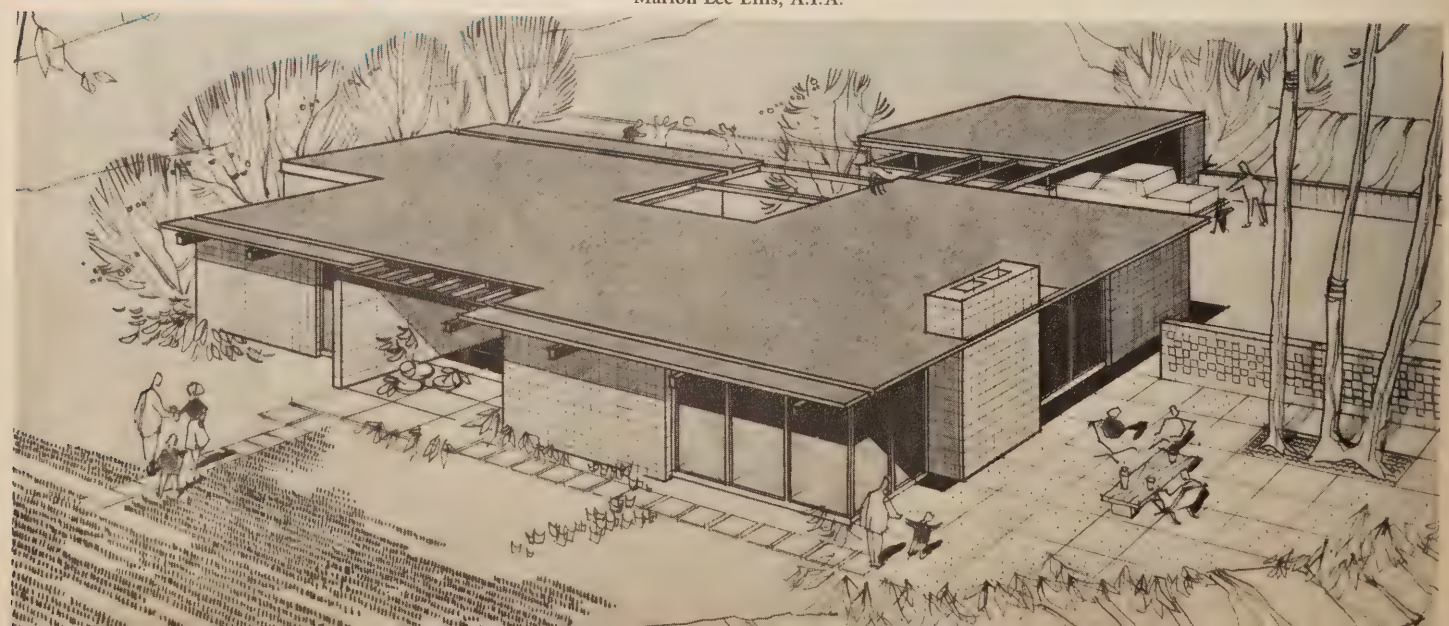
Area	*Sq. Ft.*
Living Area	1,589
Recreation Level	891
Garage	491

No. HR-80—Essentially this house is divided into two areas. The entry court, hall and porch act as a buffer zone between the sleeping and living areas besides adding a generous feeling of spaciousness and luxury which is unusual for such a moderately priced home. The entry court itself can be landscaped in a variety of ways, depending upon the owner's wishes. The master bedroom and family room are designed to take advantage of an attractive view. Directly outside their bedrooms, the children are provided with a large fenced play yard, which is in full view of the kitchen, thus affording mother-control. Construction materials and techniques were kept as simple as possible: a flat roof with exposed beams and decking, standard masonry units and standard door and window units.

Four complete plans **$39,**
as shown or reversed, specifications, lumber and mill lists. Additional sets $4.00 each.
(One set, $28.00; Two sets, $33.00)

Area	Sq. Ft.
First Floor	1,982
Carport and Storage	478

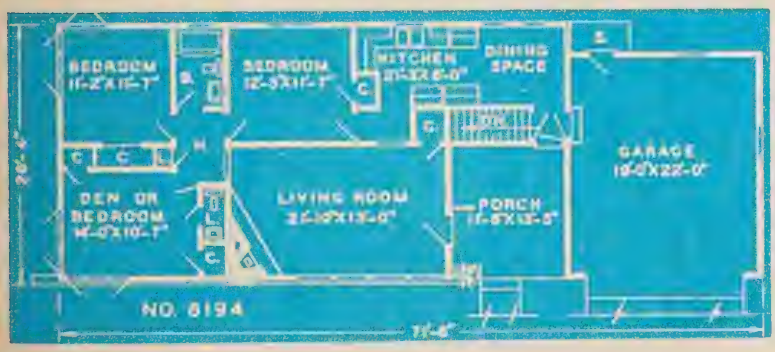
Marion Lee Ellis, A.I.A.



No. 9570—Here's a four bedroom house for a large family that wants something a little different but still practical. The floor plan layout is excellent. The foyer and center hall channels traffic to every room in the house. The family room is near the kitchen and front entrance. Sliding glass doors in the family room open onto the front terrace. The half bath is conveniently located for easy access from both family room and kitchen. The kitchen has plenty of built-in cabinets as well as a built-in range and oven. Eating space is provided in the kitchen but a large separate dining room is also included. The master bedroom is very nice with two large closets and a private bathroom. A large basement is provided for storage space, utilities, recreation room, etc.

Four complete plans **$39,**
as shown or reversed, specifications, lumber and mill lists. Additional sets $4.00 each.
(One set, $28.00; Two sets, $33.00)

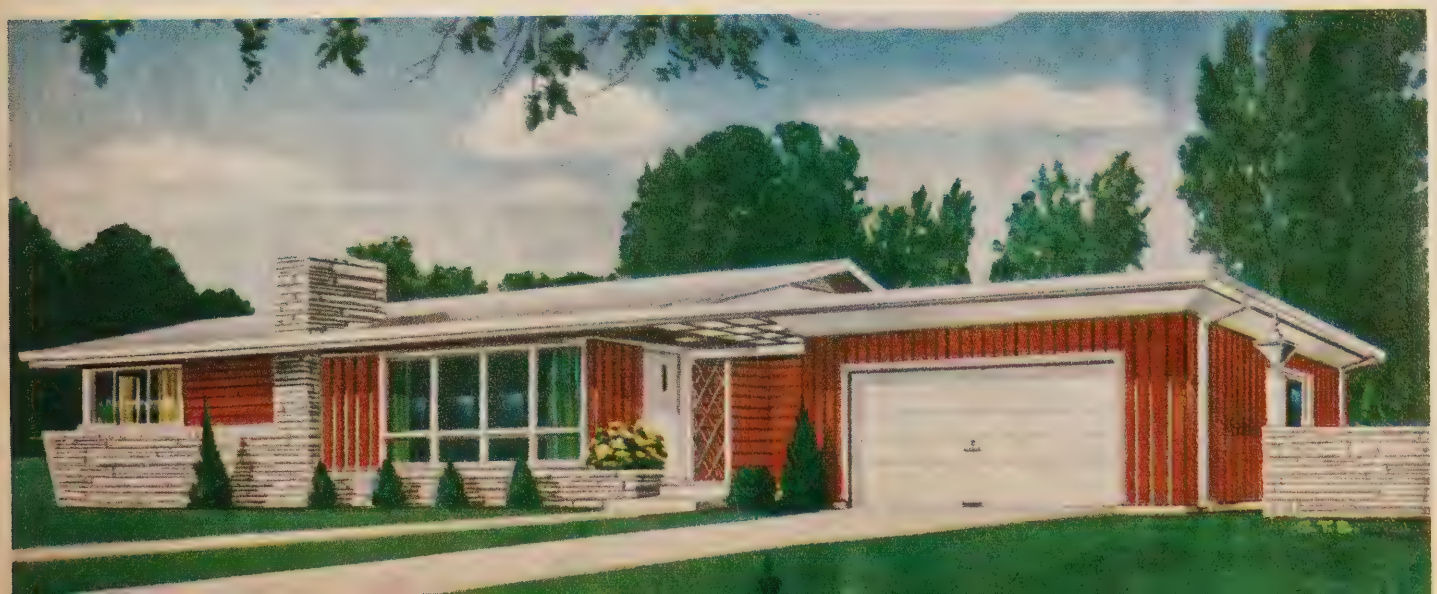
Area	Sq. Ft.
First Floor	2,166
Basement	1,464
Garage	484



No. 8194—For economy of construction this plan was designed in an almost rectangular shape. At first appearance this is not evident due to the excellent use of materials for the exterior walls, and the well-balanced window treatment. The room layout was planned for easy housekeeping.

Four complete plans **$36,**
as shown or reversed, specifications, lumber and mill lists. Additional sets $4.00 each.
(One set, $25.00; Two sets, $30.00)

Area	Sq. Ft.
First Floor	1,195
Basement	1,195
Garage	460



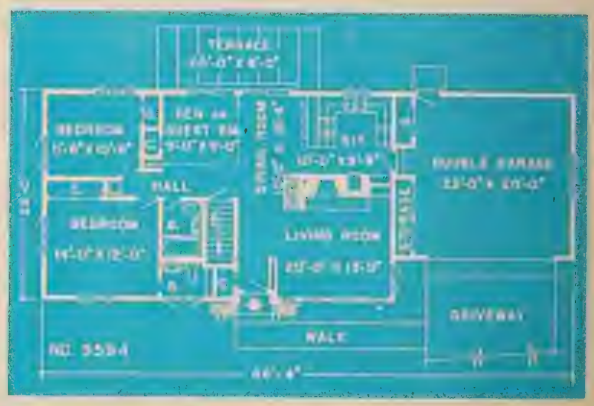
No. 8164—By omitting the carport and porch, this house will be only 26' wide. The combination living and dining room extending completely across the front of the house gives a spacious appearance. There is sufficient space for dining in the kitchen area. The stairway marked "dn" leads to a full basement.

Four complete plans **$36,**
as shown or reversed, specifications, lumber and mill lists. Additional sets $4.00 each.
(One set, $25.00; Two sets, $30.00)

Area	Sq. Ft.
First Floor	1,180
Basement	1,180
Storage	89

THE PLANS, SPECIFICATIONS, LUMBER AND MILL LISTS as we have them made for the designs in our books are sufficient and further details are not needed by any competent builder.

No. 9594—This home is modern in more than appearance. The floor plan design reflects the latest thinking in every respect. Flexibility of the interior is evident by the den area which can be enclosed with folding partition walls. The wide expanse of the living-dining area does not stop at the walls due to the location of the sliding glass doors but rather allows the terrace and gardens to become a part of the house. The beauty of the kitchen is accentuated by the exposed brick fireplace wall which encloses the built-in oven. For quick snacks there is a breakfast bar adjacent to the built-in range. The excellent grouping of the large window areas and good use of modern materials has created a freshness of character in this modern ranch home.



Four complete plans **$36,**
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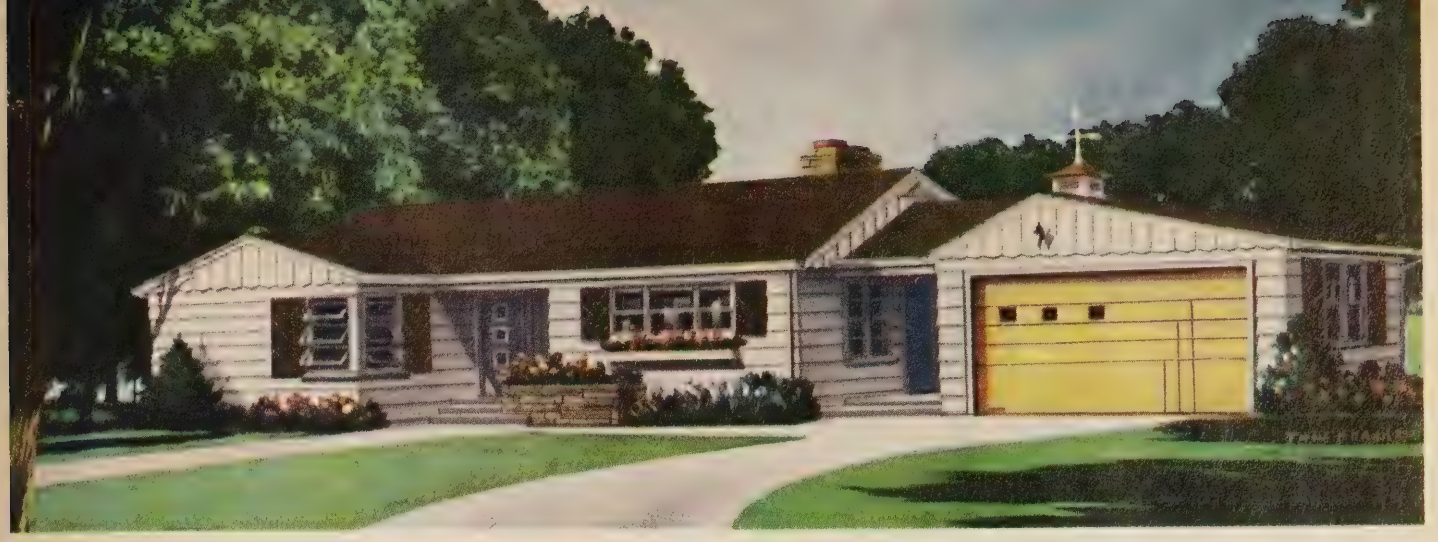
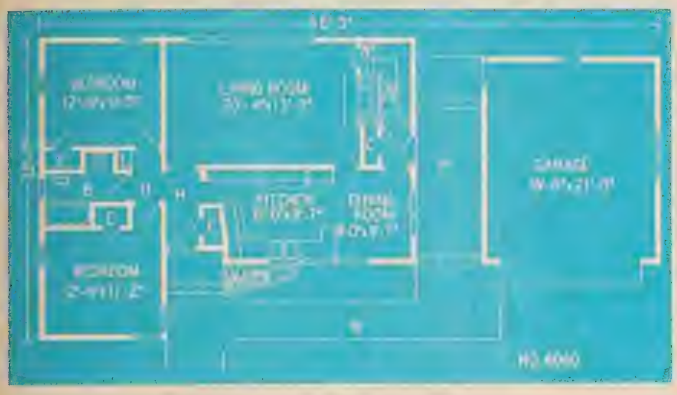
(One set, $25.00; Two sets, $30.00)

Area	Sq. Ft.
First Floor	1,140
Basement	1,140
Garage	462





Four complete plans **$36,**
as shown or reversed, specifications, lumber and mill lists. Additional sets $4.00 each.
(One set, $25.00; Two sets, $30.00)

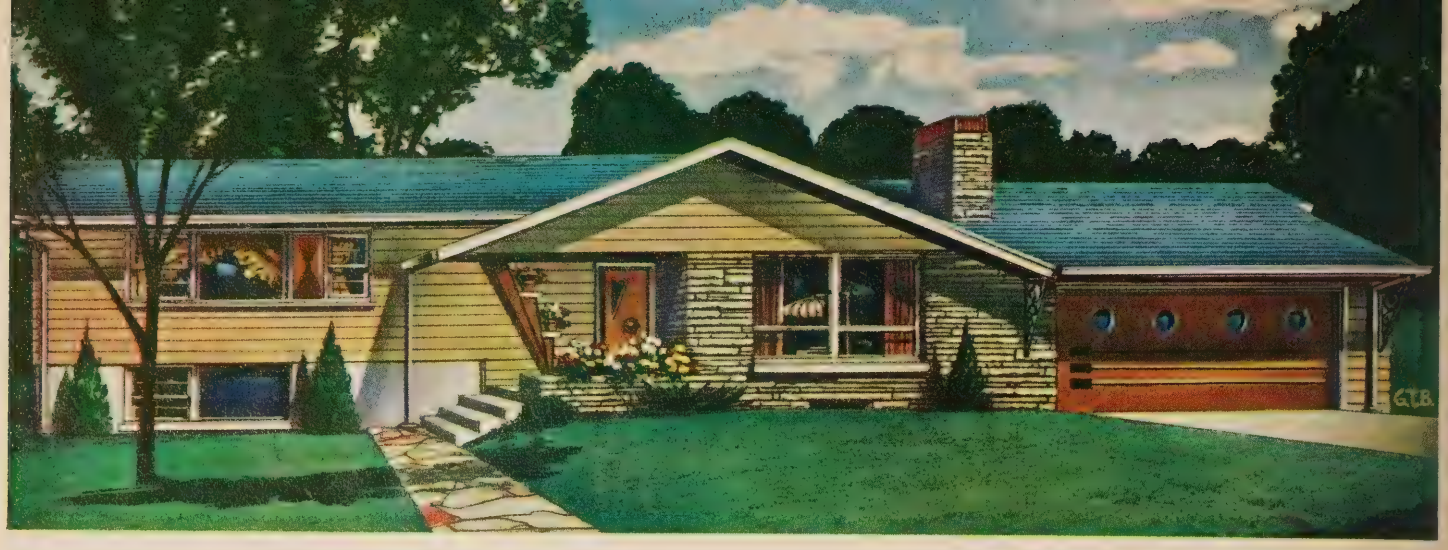
Area	*Sq. Ft.*
First Floor	1,068
Basement	1,068
Garage	456
Porch	108

No. 8060—Considerable time is usually spent in the preparation of meals for which reason many modern housewives prefer the kitchen located as shown on this plan. Activities in the yard, street and sidewalk are easily viewed from the kitchen and dining area. The living area located at the rear of the house assures privacy from a busy street and with the large glassed area shown, offers an excellent view of the outside surroundings. House without garage and connecting porch is only 40 feet wide.

No. 9034—New low pitched tri-level home with four bedrooms and two baths on the upper level. The built-in planter leading to the upper level adds dignity to the interior. The L-shaped living and dining room area provides ample room for entertainment, also the sliding glass doors leading to the partially covered terrace add still more room. You will enjoy the cathedral type ceiling in the living area. The lower level provides an activity room, double garage, full bath and storage space.

Four complete plans **$39,**
as shown or reversed, specifications, lumber and mill lists. Additional sets $4.00 each.
(One set, $28.00; Two sets, $33.00)

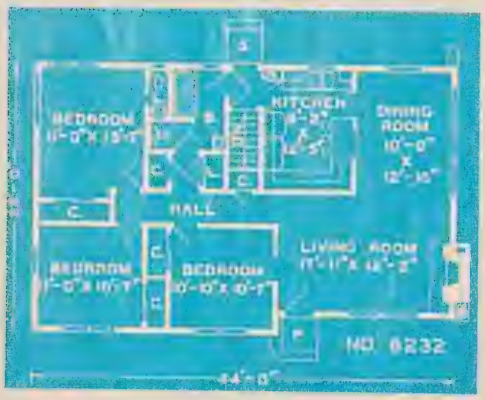
Area	*Sq. Ft.*
Living Areas	1,570
Garage Level	891
Terrace	180



No. 8228—The low lines of this design are very attractive even though it is a split-level plan. It has charm and dignity and you will enjoy every minute in its comfortable quarters. The bedrooms are on the upper level removed from the living quarters. A convenient kitchen, breakfast counter and dining space are provided for your comfort. Workroom and storage is provided at rear of double garage. The 22′ x 22′ recreational room will make possible enjoyable evenings for all members of the family.

Four complete plans **$36,**
as shown or reversed, specifications, lumber and mill lists. Additional sets $4.00 each.
(One set, $25.00; Two sets, $30.00)

Area	Sq. Ft.
Living Area	1,265
Garage and Storage	624
Recreation Room, Basement	1,265



No. 8232—If it is a compact home you are looking for this is a good one. The plan looks small but there is lots of room. The large dining room windows make possible an excellent view on that side of your home which adds to the livability. Three bedrooms, 1½ baths and a basement with easy accessibility for ready storage and utility space. A fireplace which will add much comfort to the spacious living room, dining room area.

Four complete plans **$36,**
as shown or reversed, specifications, lumber and mill lists. Additional sets $4.00 each.
(One set, $25.00; Two sets, $30.00)

Area	Sq. Ft.
First Floor	1,195
Basement	1,195

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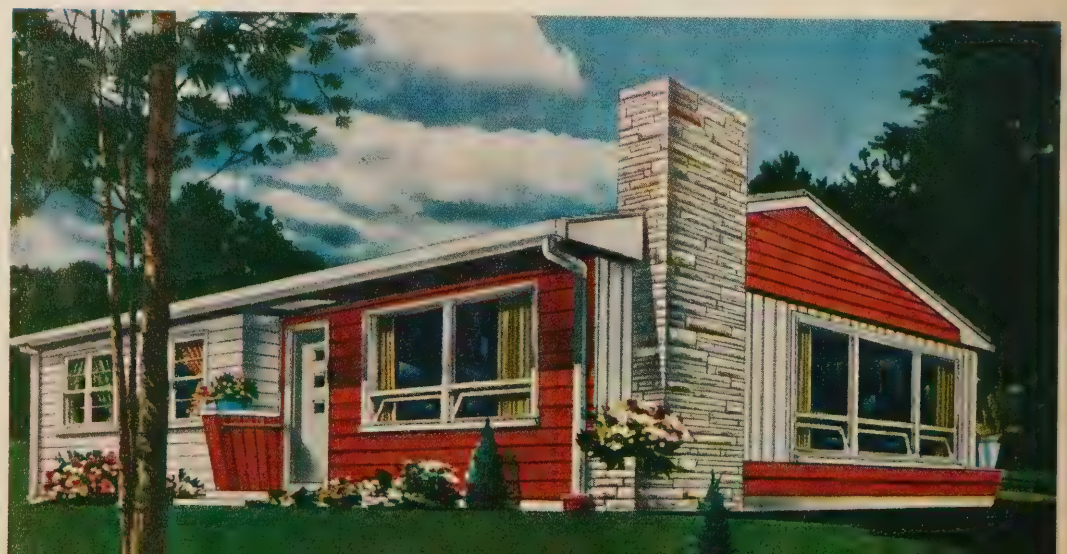
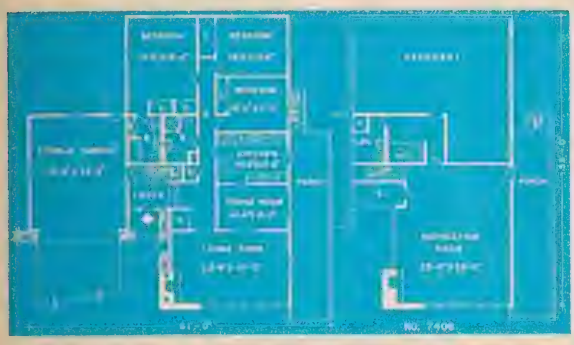




No. 7408—If you are looking for a house that is a little different from the average, study this one. At first glance it appears to be a split level design but it is designed quite differently than the average split level. From the foyer you go up three short steps to the main level of the house. Also from the foyer you go down to the recreation room level. On the main level you find a very well designed floor plan. The living room is at the front and avoids all unnecessary traffic. All three bedrooms are provided with extra large closets. The master bedroom has its own full bathroom with a built-in dressing table and towel closet. The main bathroom contains both tub and shower. The living room and dining room both have sliding glass doors which open onto the open air porch. This will be a wonderful place to relax on warm summer evenings. The recreation room has a wood-burning fireplace and plenty of natural light. The rest of the basement area can be left open as shown or partitioned off to suit the owners' particular requirements.

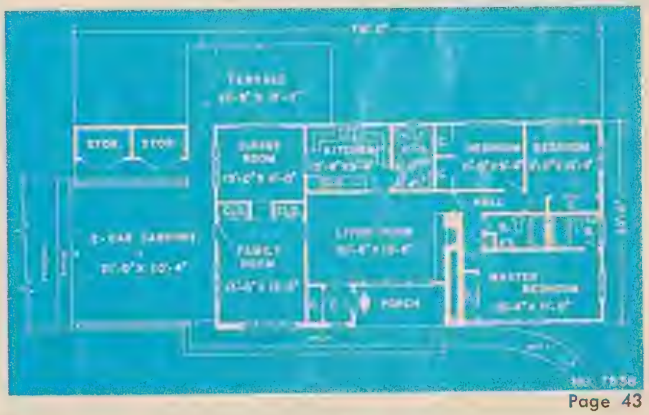
Four complete plans **$39,**
as shown or reversed, specifications, lumber and mill lists. Additional sets $4.00 each.
(One set, $28.00; Two sets, $33.00)

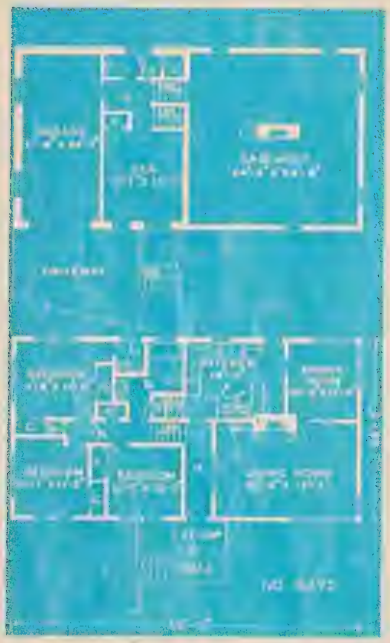
Area	Sq. Ft.
First Floor	1,763
Basement	1,763
Garage	459

No. 7538—The massive cut stone fireplace chimney is the dominant feature on this contemporary ranch design. The low-pitched roof permits wide overhangs which protect the house from the weather and also shades the windows from the sun. There are three bedrooms and two full baths. The dining room has sliding glass doors which lead to a large concrete terrace. The house is planned for a wood floor over a crawl space. The two-car carport contains two large storage closets.

Four complete plans **$36,**
as shown or reversed, specifications, lumber and mill lists. Additional sets $4.00 each.
(One set, $25.00; Two sets, $30.00)

Area	Sq. Ft.
First Floor	1,658
Carport	426

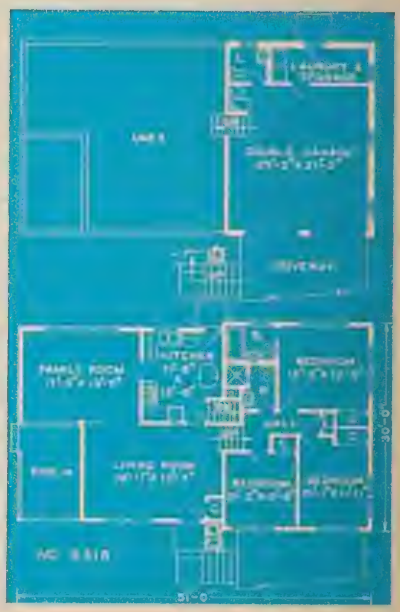




No. 6272—A three bedroom home with two front and one rear entrance. You can enter the den from the front of the house on the lower level as well as entering the hallway on the second level, leading to the living and sleeping areas. There is a large bathroom on the upper level with a shower bath conveniently located on the lower level. A large fireplace on the inside wall of living room adds to the beauty of the interior. You can privately get from one area to another without disturbing other people.

Four complete plans **$36,**
as shown or reversed, specifications, lumber and mill lists. Additional sets $4.00 each.
(One set, $25.00; Two sets, $30.00)

Area	*Sq. Ft.*
Living Area	1,300
Garage Level	634
Basement	668



Area	*Sq. Ft.*
Living Areas	1,345
Garage Level	608

Four complete plans **$36,**
as shown or reversed, specifications, lumber and mill lists. Additional sets $4.00 each.
(One set, $25.00; Two sets, $30.00)

No. 6318—A three bedroom, economically built split level home. The vertical and horizontal siding make this an attractive house, one that would be a credit to any community. Back of the double garage is a storage and laundry room with an outside exit also a half bath on this level. There are two full baths in the sleeping area. Note the enclosed porch at the left of the living room.

Richard W. Groh, A.I.A.

No. HR-40—This concrete masonry house is divided into three bedrooms, two baths, utility and mechanical area, family room, kitchen, living room and foyer. The living room, kitchen, family room and master bedroom overlook the walled outdoor living area and both access and view are afforded by aluminum sliding glass doors in the living, family and master bedroom. A roof overhang of more than seven feet across the rear of the house provides a sheltered outdoor gallery and the four-foot-wide eaves around the rest of the house accords protection and shade to the walls and glass areas.

Four complete plans **$36,**
as shown , specifications, lumber and
mill lists. Additional sets $4.00 each.
(One set, $25.00; Two sets, $30.00)

Area	Sq. Ft.
First Floor	1,442
Carport and Storage	435

No. 7396—Particularly practical for a lot that slopes slightly, this attractive design offers many outstanding features. The living room is at the rear which provides maximum privacy. The family room is extra large and is near the kitchen. There is a wood-burning fireplace in both the living room and family room. Three large bedrooms and two full baths are provided. There is also a half bath near the kitchen and family room. The kitchen is a housewife's dream with a built-in range and oven, dishwasher, built-in desk, washer and dryer space and plenty of built-in cabinets. The daylight basement offers many possibilities for recreation room, work shop, etc. There is an outside entrance to the basement near the terrace.

Four complete plans **$39,**
as shown or reversed, specifications, lumber and
mill lists. Additional sets $4.00 each.
(One set, $28.00; Two sets, $33.00)

Area	Sq. Ft.
First Floor	2,456
Basement	2,456
Garage	493

No. 6165—You will find comfortable living in this multi-level plan. The foyer provides entrance to the living-dining areas of this home as well as to three bedrooms on the top level. Each corner bedroom has four large windows located to make the rooms very light and enjoyable. Exterior is of brick veneer and frame.

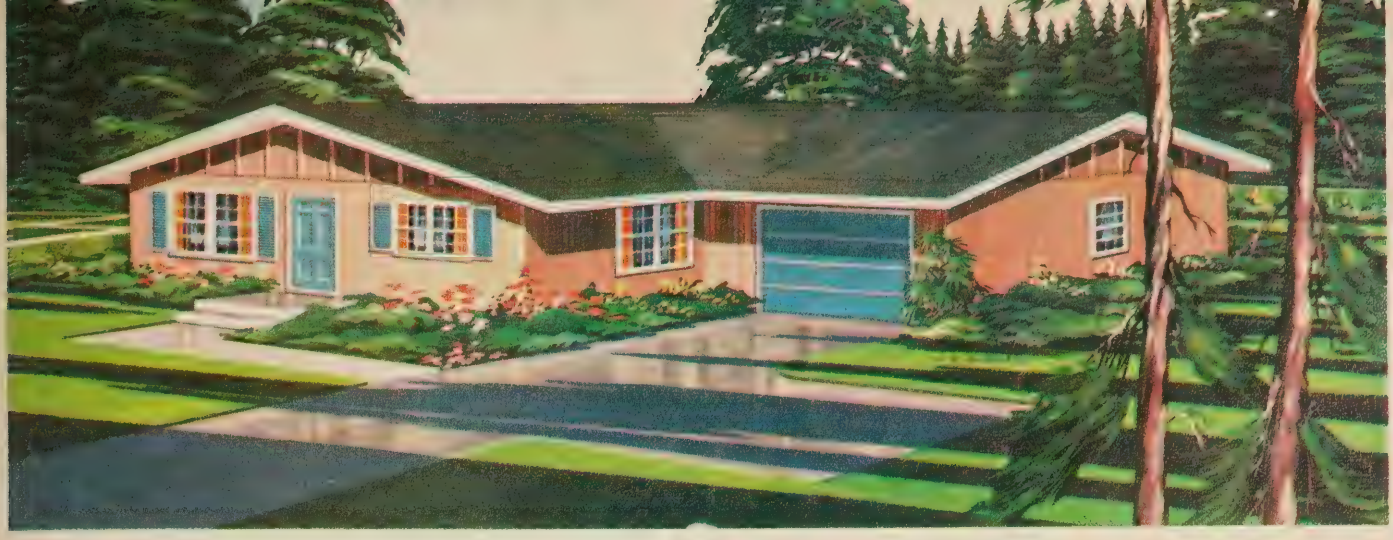
Four complete plans **$39,**
as shown or reversed, specifications, lumber and mill lists. Additional sets $4.00 each.
(One set, $28.00; Two sets, $33.00)

Area	*Sq. Ft.*
Living Areas	1,582
Garage-den Level	651
Basement	912

Four complete plans **$39,**
as shown or reversed, specifications, lumber and mill lists. Additional sets $4.00 each.
(One set, $28.00; Two sets, $33.00)

Area	*Sq. Ft.*
First Floor	1,142
Second Floor	900
Garage	480
Porch	96
Basement	1,142

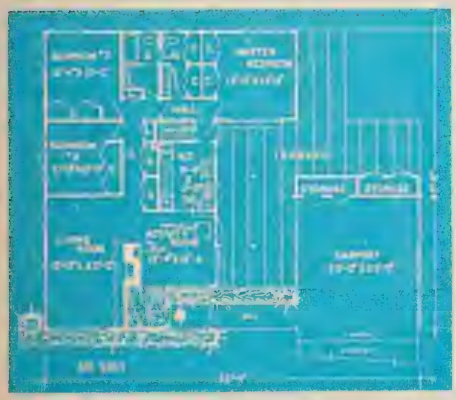
No. 6490—A fine example of the successful modernization of the basic Cape Cod design, this lovely four bedroom house is ideally planned to meet the needs of an active modern family. The living room and dining room provide ample open space for entertainment; the den for seclusion. The terrace to the rear is so convenient to the dining room that it invites use as an outdoor dining area not just for special occasions but regularly.



No. 9612—Here is an excellent build-it-yourself house. It is small but well proportioned and it has no difficult framing problems. The exterior siding is plywood and can be applied directly on the studs eliminating the wall sheathing. This is acceptable to the F.H.A. and it saves a lot of time and money. The width of the house and garage combined is only 40 feet so it can be built on most 50-foot lots. The kitchen is on the front to please the housewife. A full basement and extra large garage solves the storage problem and provides plenty of work space for the man of the house.

Four complete plans **$31,**
as shown or reversed, specifications, lumber and mill lists. Additional sets $4.00 each.
(One set, $20.00; Two sets, $25.00)

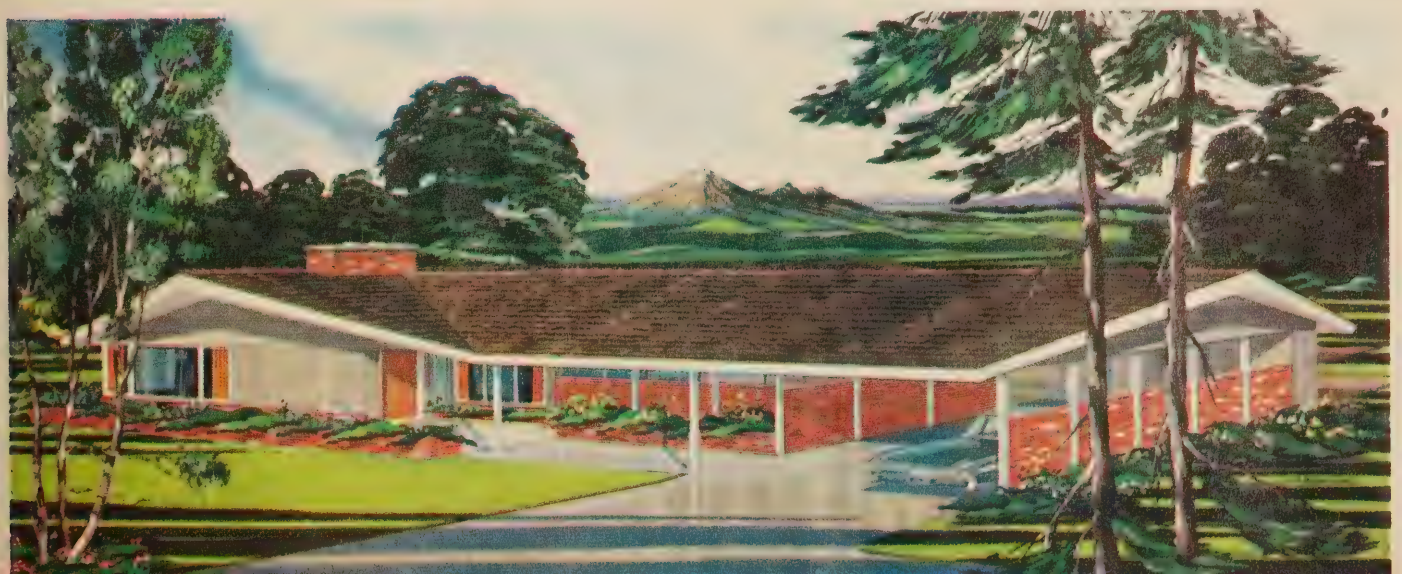
Area	Sq. Ft.
First Floor	884
Basement	884
Garage	308

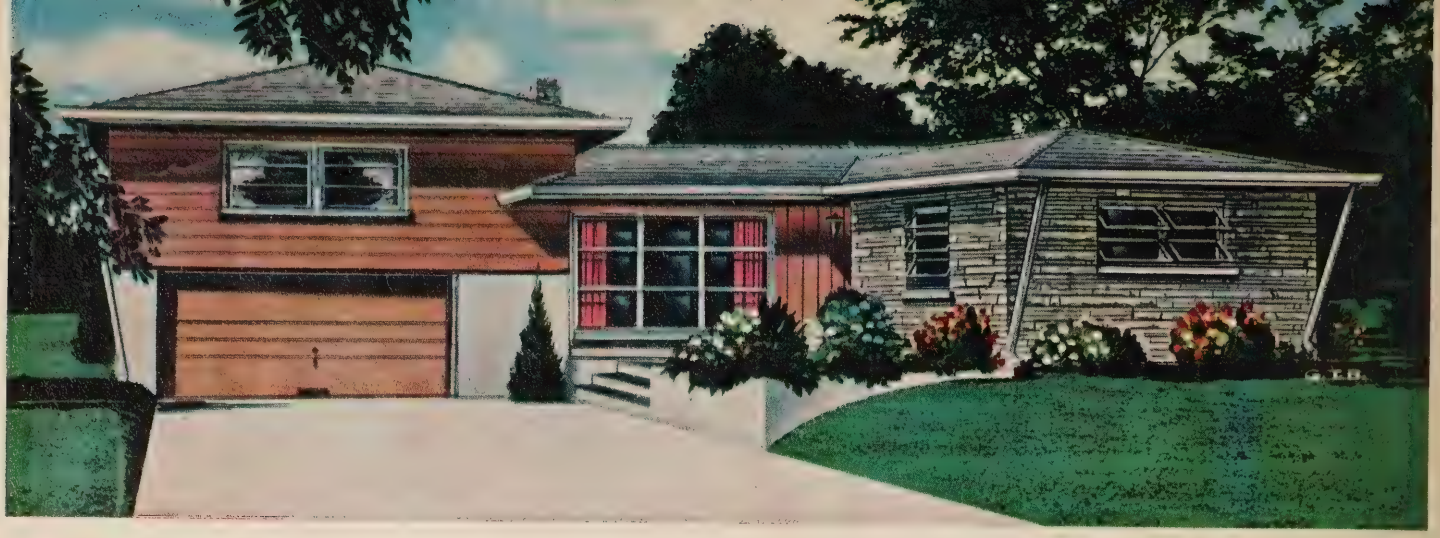


No. 9614—Here is a home designed for today, where privacy is an important requirement. The house is built around a large terrace, insuring private outdoor living. The impressive master bedroom features a large dressing area, half bath, four roomy closets and sliding glass doors opening onto the terrace. A well-planned secluded living room, screened off by the fireplace wall, eliminates all cross traffic. The kitchen is centrally located to serve all areas. A covered passageway and an antique brick screen wall connects the carport to the house. The personality of this home comes from combining traditional materials with contemporary design.

Four complete plans **$36,**
as shown or reversed, specifications, lumber and mill lists. Additional sets $4.00 each.
(One set, $25.00; Two sets, $30.00)

Area	Sq. Ft.
First Floor	1,555
Basement	996
Carport	524





No. 8244—Here is a unique livable plan in the multi-level type of home. You will have ample room in the living quarters with large living room—dining space—dinette and kitchen. There are two bedrooms on upper level above the two car garage. The ground level bedroom could be used as an all purpose room or den. It is ideally located just off the terrace with windows on three sides. There is a full basement under the living quarters which provides plenty of storage and fine play room facilities for all.

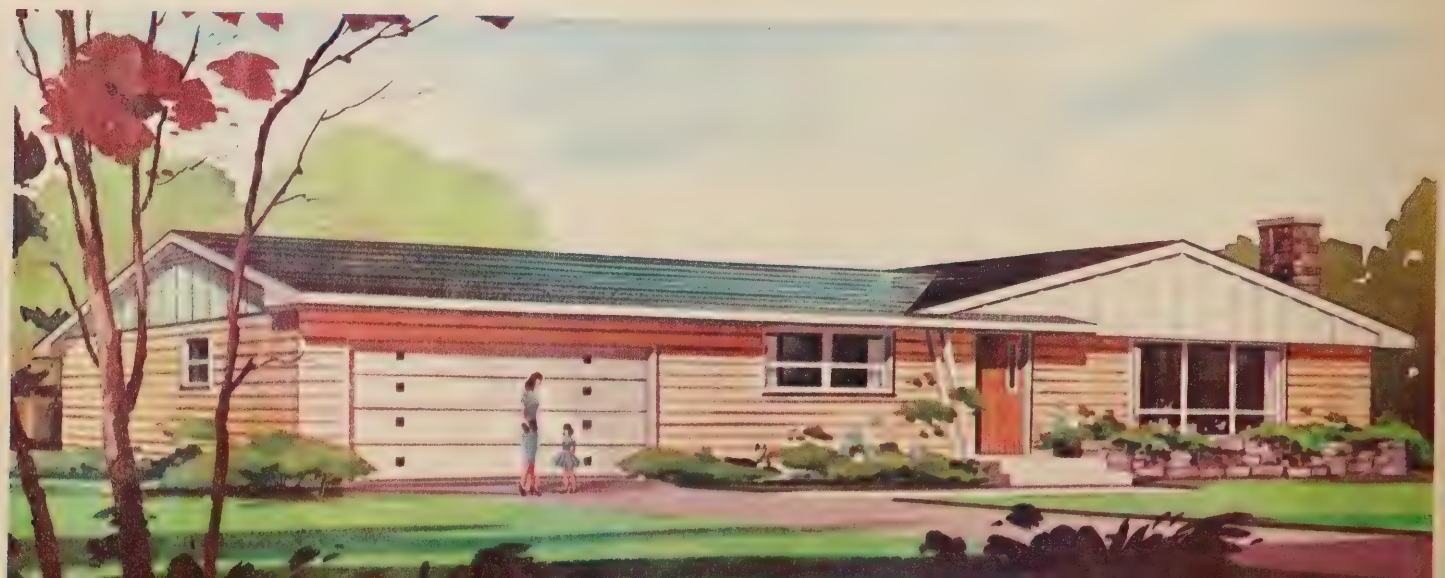
Four complete plans **$36,**
as shown or reversed, specifications, lumber and mill lists. Additional sets $4.00 each.
(One set, $25.00; Two sets, $30.00)

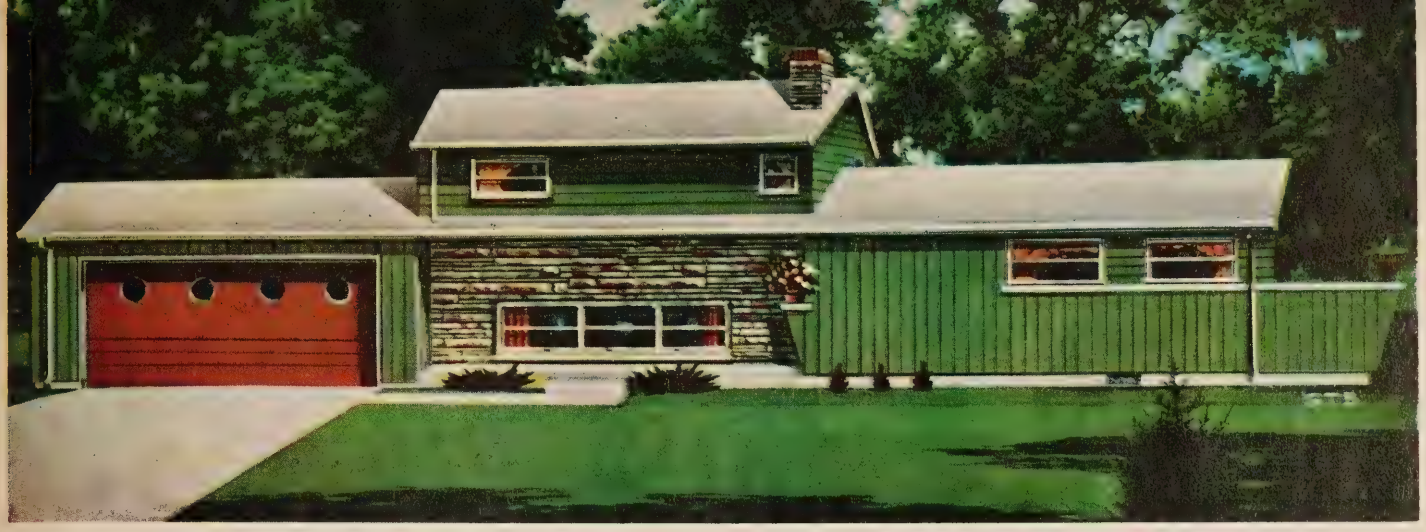
Area	Sq. Ft.
First Floor	880
Second Floor	575
Basement	880
Garage	575

Area	Sq. Ft.
First Floor	1,749
Garage	572

Four complete plans **$36,**
as shown or reversed, specifications, lumber and mill lists. Additional sets $4.00 each.
(One set, $25.00; Two sets, $30.00)

No. 9554—Here is a very attractive house with a very interesting and practical floor plan. The family room is accessible from either the kitchen or living room. The family room is sunken one short step below the main level of the house. The kitchen is well designed with the refrigerator and sink on one wall and the built-in range and oven on the other wall. Breakfast space is also provided in the kitchen. The utility room contains the furnace and water heater and space for a washer and dryer. Notice how all of the plumbing is grouped together for maximum economy in installation. All three bedrooms have a closet over eight feet wide. The master bedroom has its own bathroom complete with shower. The living room is extra large and contains a wood-burning fireplace. Adequate storage area is provided behind the double garage.





No. 8230—A home you will enjoy owning and you will be proud to live in it in any section of your community. A modern split-level with luxury features. This plan provides for two fireplaces, one at the end of the living room and the other for your enjoyment in the 20′ x 22′ recreational room on the lower level. If you are sentimental about terraces, this one is for you.

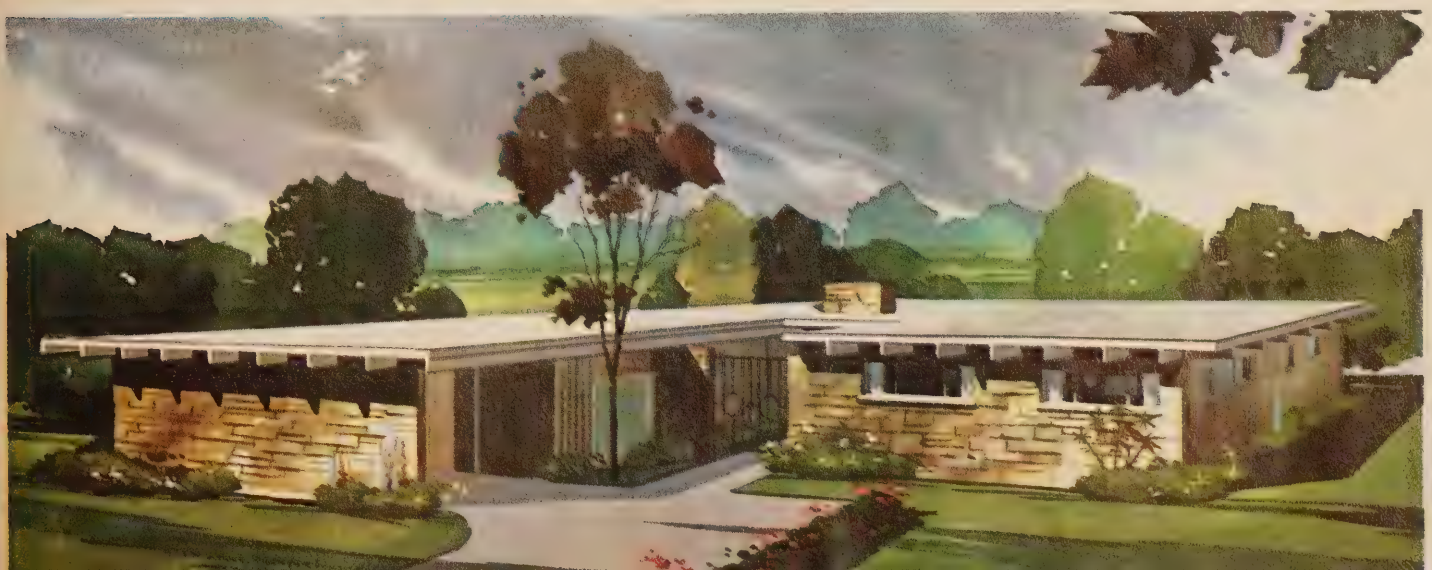
Four complete plans **$39,**
as shown or reversed, specifications, lumber and mill lists. Additional sets $4.00 each.
(One set, $28.00; Two sets, $33.00)

Area	*Sq. Ft.*
Living Area	1,298
Rec.-Util. Area	770
Garage	473
Unexcavated	552

No. 9556—Step through the wrought iron gates into modern living. This flat roof contemporary design is as modern as can be. Plank and beam roof construction is used throughout the house. This house is designed to provide maximum privacy from the street side. The patio between the house and carport is entirely under roof. The living room is sunken one step below the main level of the house. The kitchen will certainly please the lady of the house. Lots of cabinet space is provided and the built-in oven is installed in the stone fireplace structure. A breakfast booth and separate laundry room are also provided. This is a home for a family that wants to live modern.

Four complete plans **$36,**
as shown or reversed, specifications, lumber and mill lists. Additional sets $4.00 each.
(One set, $25.00; Two sets, $30.00)

Area	Sq. Ft.
First Floor	1,542
Carport	352



No. 8276—This modern split level home, which could be constructed in any section of the United States, would look impressive in any community. It has the appearance of a one story home, without the extreme divided effect of many split levels. There are three bedrooms with two full baths on the sleeping level. A large living room, dining room and kitchen in the living area. The corner fireplace adds livability to this part of the home. The level under the sleeping quarters is a recreational room with an outside entrance at the rear. There is a shower bath on this level.

Four complete plans **$36,**
as shown or reversed, specifications, lumber and mill lists. Additional sets $4.00 each.
(One set, $25.00; Two sets, $30.00)

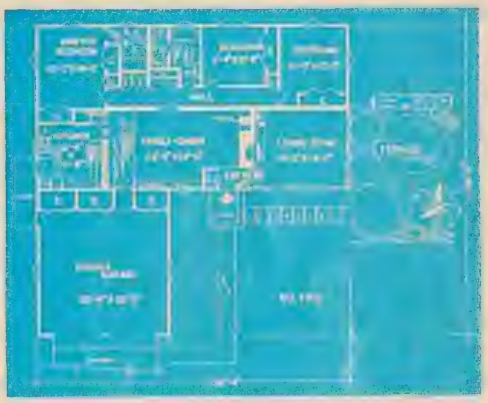
Area	*Sq. Ft.*
Living Area	1,118
Garage	307
Basement	576
Recreation Room	542

No. 8136—An interesting design for a split-level home. The recreation room will be the activity center as it can be planned for many uses. The plan is suitable for either a level or sloping lot. Stairway marked "UP" in the living room leads to sleeping rooms, and the stairway marked "DN" leads to the recreation room and basement.

Four complete plans **$31,**
as shown or reversed, specifications, lumber and mill lists. Additional sets $4.00 each.
(One set, $20.00; Two sets, $25.00)

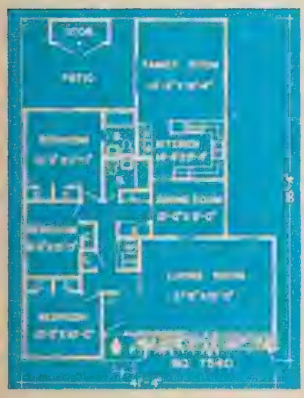
Area	*Sq. Ft.*
First Floor	888
Basement	888
Garage	257

No. 7512—This contemporary design is distinctively different. It possesses a handsome exterior highlighted by unusual window walls. The living room features a wood-burning fireplace, an exposed cut stone wall at the rear and sliding glass doors which open onto the attractive terrace. Open planning is featured in the kitchen-family room area. An attractive planter separates the family room breakfast bar from the kitchen. All of the closets are extra large and plenty of storage space is provided in the garage.



Four complete plans **$36,**
as shown or reversed, specifications, lumber and mill lists. Additional sets $4.00 each.
(One set, $25.00; Two sets, $30.00)

Area	Sq. Ft.
First Floor	1,672
Garage and Storage	631



No. 7540—Designed for family living, this contemporary home has many desirable features. The family room is at the rear of the house near the patio. This area is designed for informal entertaining, TV viewing, etc. Indoor-outdoor living can also be enjoyed since sliding glass doors open onto the covered patio. The living room can be used for more formal entertaining and since it is widely separated from the family room it can be a quiet area for reading, etc. A separate dining room is provided.

Four complete plans **$36,**
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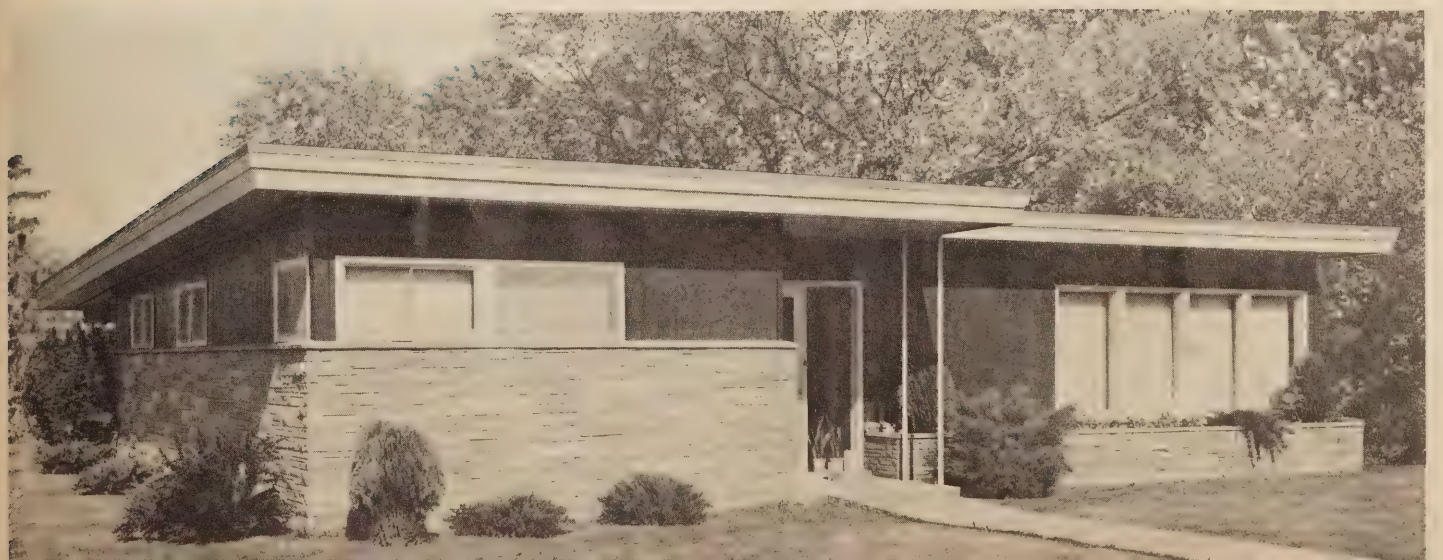
Area	Sq. Ft.
First Floor	1,608
Patio and Storage	275



No. 7516—This attractive contemporary home, featuring both carport and garage, was designed with economy of construction a basic requirement. The house is rectangular in shape, eliminating all costly offsets. A very low-pitched roof is used, permitting the roof joists to act as both rafters and ceiling joists. A wood-burning corner-type fireplace enhances the beauty of the living room. The kitchen is well designed and contains a laundry area which has room for a freezer as well as the washer and dryer. A full basement is provided for utilities, recreational facilities, etc.

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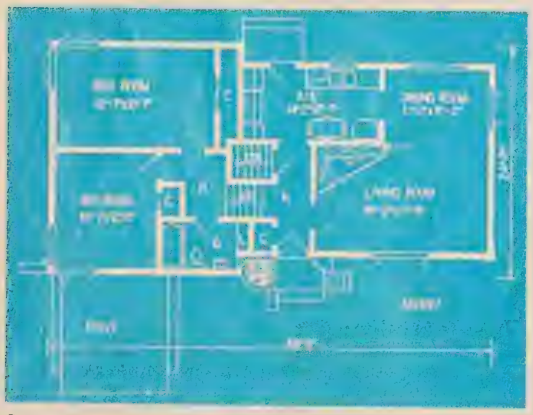
Area	Sq. Ft.
House	1,526
Basement	1,526
Garage	500



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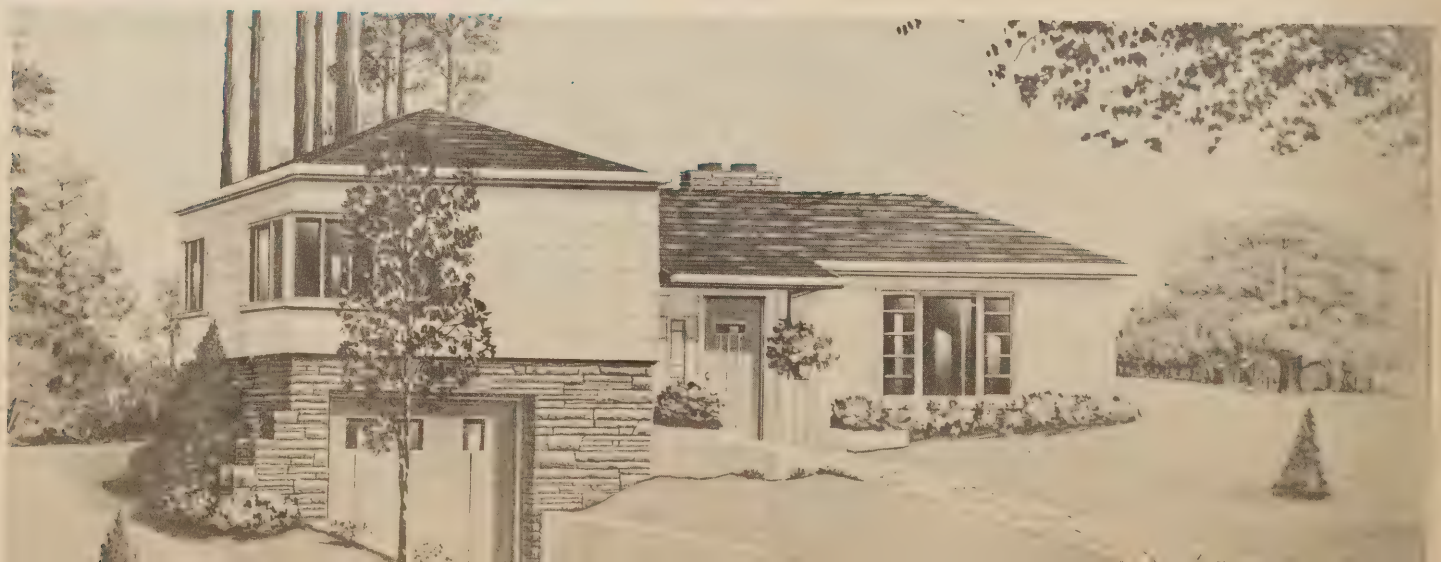
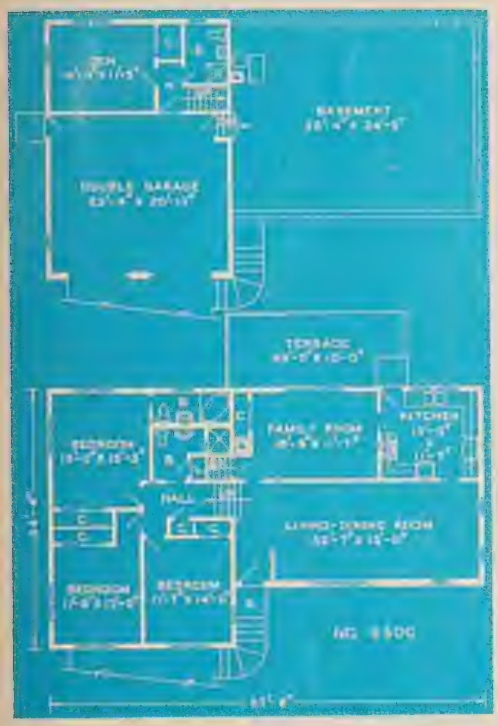
No. 5192—This plan, although designed for a sloping lot has modern lines and embodies numerous other features for convenient living. From the main floor it is only half a flight to either the sleeping quarters or the garage. The dining room may be closed off from the living room by use of folding partitions.

Four complete plans **$31,**
as shown or reversed, specifications, lumber and mill lists. Additional sets $4.00 each.
(One set, $20.00; Two sets, $25.00)

Area	*Sq. Ft.*
House	1,000
Garage	480
Basement	520





No. 6300—Comfort and livability you will find surround this home. With this plan you can take advantage of a sloping site and have a most attractive home. If you have a large family and need lots of space or if you entertain and need room this living-dining area will be ample. Also the family room will provide space and comfort for your leisure and recreation. The den on the lower level could be used as a fourth bedroom if needed. It has a large closet and a full bath adjoining.

Four complete plans **$39,**
as shown or reversed, specifications, lumber and mill lists. Additional sets $4.00 each.
(One set, $28.00; Two sets, $33.00)

Area	*Sq. Ft.*
Living Areas	1,715
Garage Level	847
Basement	868

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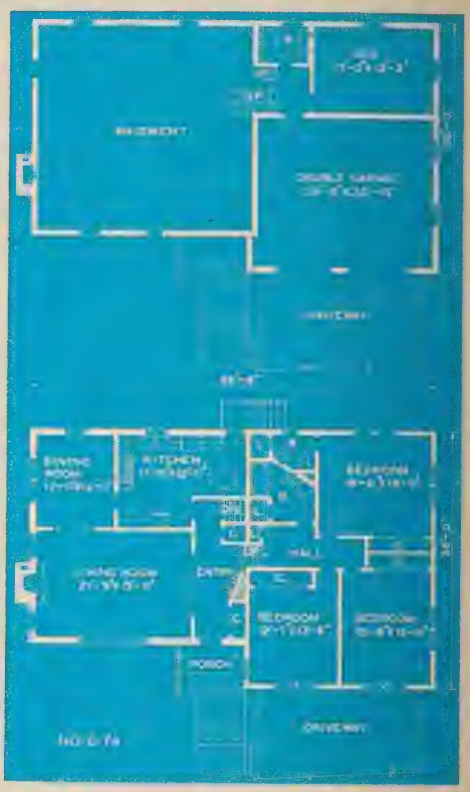
as shown or reversed, specifications, lumber and mill lists. Additional sets $4.00 each.
(One set, $25.00; Two sets, $30.00)

Area	*Sq. Ft.*
Living Areas	1,289
Garage Level	703
Basement	586

No. 6322—Twelve hundred and eighty-nine square feet in the sleeping and living areas of this new split level home. Three bedrooms, two full baths, living room, dining room and kitchen. The front entrance is into a hallway which leads directly to the kitchen. On the garage level is a den or an all purpose room, on the fourth level beneath the living quarters is a full basement. The garage is entered from the right side of the house.

No. 6174—This plan is a multi-level with the bedrooms on the top levels. There are two complete baths and ample closet space provided. The split-level home is gaining momentum in the desires of the present day homemaker. The ground level living quarters are spacious and ideally arranged. Below the top level is a 17′ by 12′ den which also has a complete bath. You enter the basement from the den which is under the living quarters.



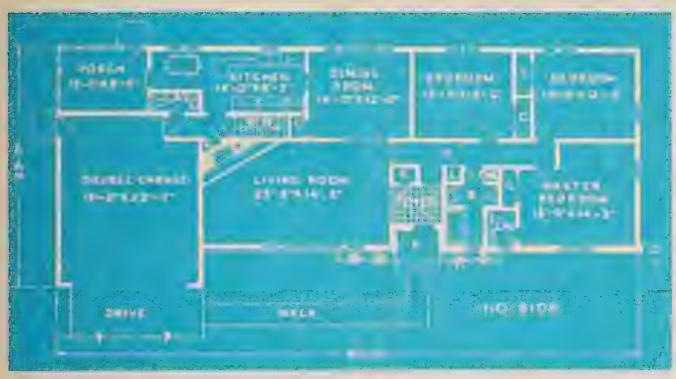
Four complete plans **$39,**
as shown or reversed, specifications, lumber and mill lists. Additional sets $4.00 each.
(One set, $28.00; Two sets, $33.00)

Area	*Sq. Ft.*
Living Area	1,861
Garage Level	914
Basement Level	921

Area	*Sq. Ft.*
Living Areas	1,351
Garage Level	697

Four complete plans **$36,**
as shown or reversed, specifications, lumber and mill lists. Additional sets $4.00 each.
(One set, $25.00; Two sets, $30.00)

No. 6296—The long low roof lines and the ceiling high windows of this split level helps to create an atmosphere of beauty. The entrance is into the living area with three large bedrooms up a few steps. Two large bath rooms, one with tub the other with shower are in the sleeping quarters. Back of the double garage you find a laundry and storage room with an outside exit. A half bath is located on the lower level at the foot of the stairs leading to the kitchen and living area.



No. 8108—This distinctive ranch home will be the envy of the neighborhood. The outstanding exterior will certainly attract attention and the floor plan will meet the approval of the most discriminating homemaker. The rooms are extra large and arranged to eliminate unnecessary cross traffic. Placing the foyer at the end of the living room offers many possibilities for furniture groupings around the fireplace and picture window.

Four complete plans **$36,**
as shown or reversed, specifications, lumber and mill lists. Additional sets $4.00 each.
(One set, $25.00; Two sets, $30.00)

Area	*Sq. Ft.*
First Floor	1,762
Basement	1,762
Garage	452
Porch	108

No. 8298—This plan has new modern lines and looks of the multi-level home. The garage is on the same level with the living quarters. The lower area has a large family room, utility room and a full bath. There is another full bath on the top level in conjunction with the three bedrooms. The kitchen is conveniently arranged with built in equipment.

Four complete plans **$36,**
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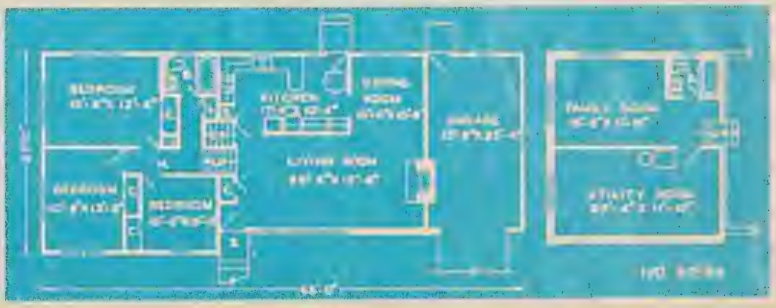
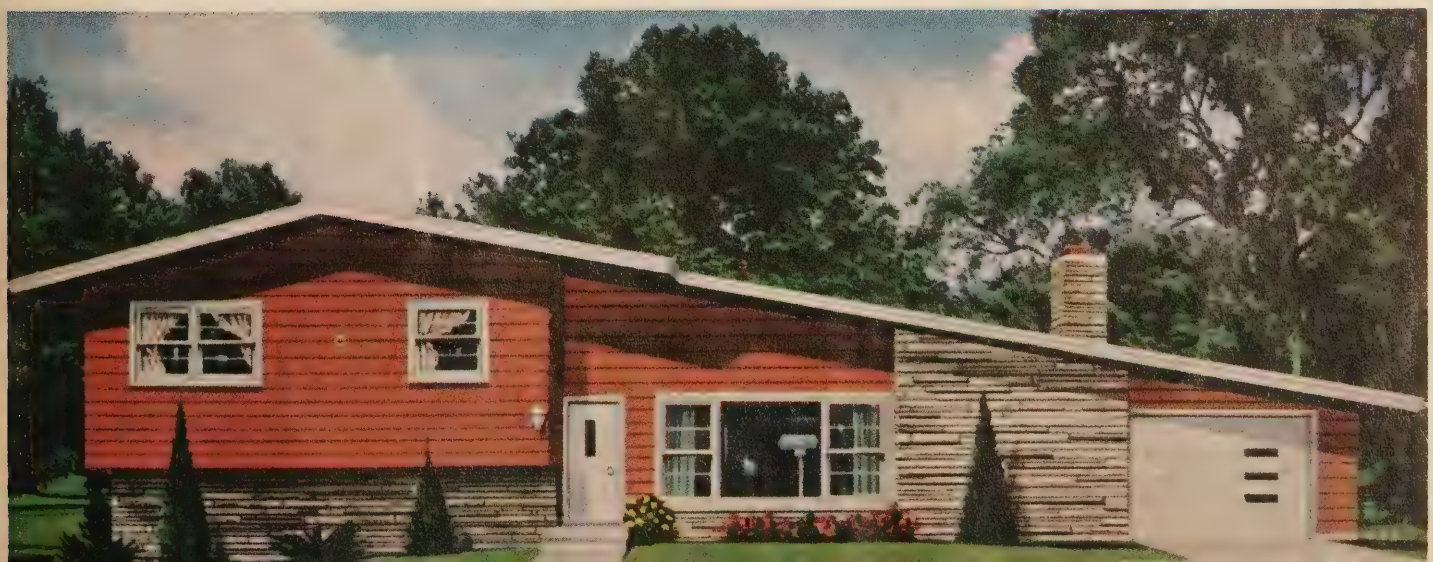
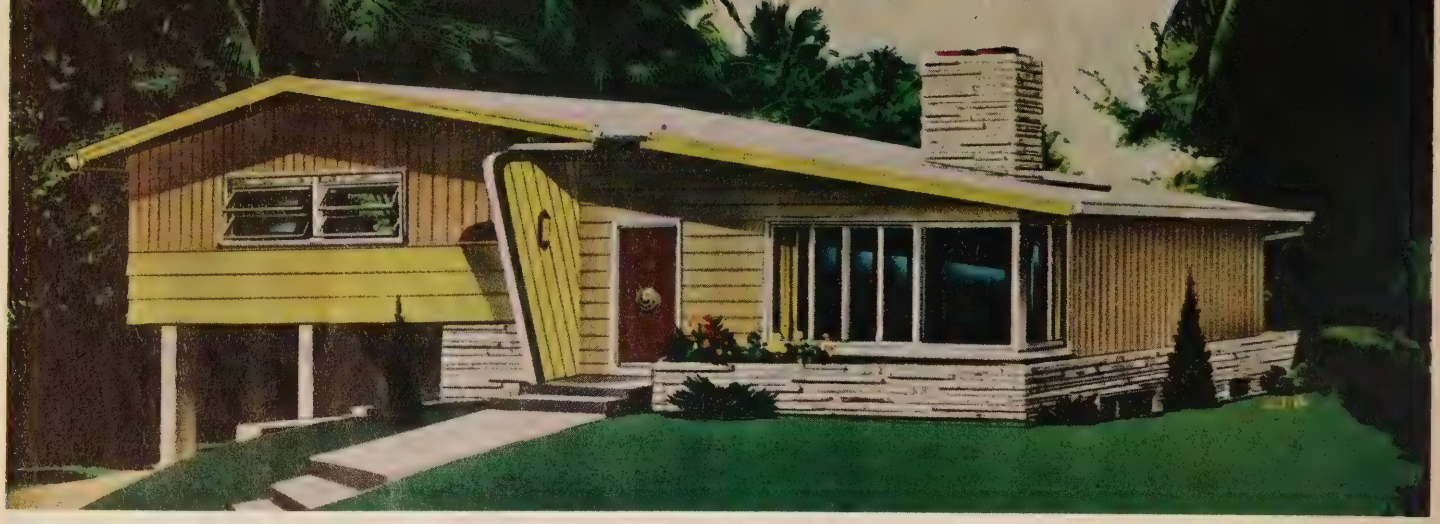
Area	*Sq. Ft.*
Living Areas	1,328
Utility Level	617
Garage	312







No. 8270—Charm and beauty in a new tri-level home. The large living room is separated only by the fireplace and a triangle planter. Five steps up leads to the three bedrooms with one and a half baths and the steps leading down to a spacious recreation room with a second full size fireplace to add to your pleasure. Storage and laundry facilities are provided on the lower level.

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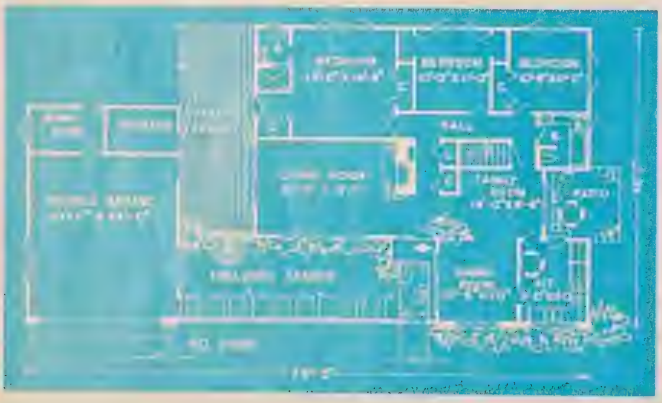
Area	*Sq. Ft.*
Living Area	1,297
Recreation & Storage	742
Carport & Laundry	571



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Area	Sq. Ft.
First Floor	1,490
Basement	1,245
Garage	609

No. 9586—This house is completely contemporary in both style and plan. It offers easy living for the entire family. The main bathroom is readily accessible from any room. The master bedroom has access to the covered terrace and also has its own private bath with tiled shower. Sliding glass doors open onto the terrace from the living room. The kitchen and family room opens onto a small flagstone patio which serves as an outdoor dining area. The enclosed garden across the front of the house is an unusual but desirable feature. The solar screen provides complete privacy to the house and allows large glass areas. The portico (walkway covering) is both functional and attractive. It helps form a secluded garden retreat and also serves as a covered walkway from the garage to the main entrance.

No. 9606—This contemporary design features comfortable inside and outside living space. The front entrance area between the living room and carport is especially attractive. The double front entrance doors and sidelights provide a very impressive main entrance. Sliding glass doors in the family room open onto the terrace which is dominated with plantings. The three large bedrooms contain extra large closets. The traffic-free living room has a corner type fireplace which extends out to combine with the barbecue oven on the terrace. Both a garage and a carport are included to efficiently handle two cars.

Four complete plans **$36,**
as shown or reversed, specifications, lumber and mill lists. Additional sets $4.00 each.
(One set, $25.00; Two sets, $30.00)

Area	Sq. Ft.
House	1,356
Garage	401
Carport	220

No. 9610—This traditional house with its wood shutters and ornamental iron columns possesses much charm. It has simple straight forward exterior lines and looks balanced and well proportioned. The garage is large enough to permit the garage door to be installed on any one of its three exposed sides. The kitchen is extra large and contains a large eating space as well as an uncrowded laundry area. A separate dining room is included leaving the family room available for full family living. Sliding glass doors in the family room lead to the large colorful terrace at the rear.

Four complete plans **$39,**
as shown or reversed, specifications, lumber and mill lists. Additional sets $4.00 each.
(One set, $28.00; Two sets, $33.00)

Area	Sq. Ft.
First Floor	2,037
Basement	2,037
Garage and Storage	609

No. 6116—This is a split-level you will want to consider. Livability, comfort or recreation, whatever you are looking for this home can provide. For your enjoyment, there are three fireplaces, one each in the living room-family room and recreation room. Three large bedrooms and two baths above the garage on the upper level. Back of the garage is a large den or it may be used as a fourth bedroom with full shower bath. There is a spacious recreation room which may be enjoyed by all the members of the family.

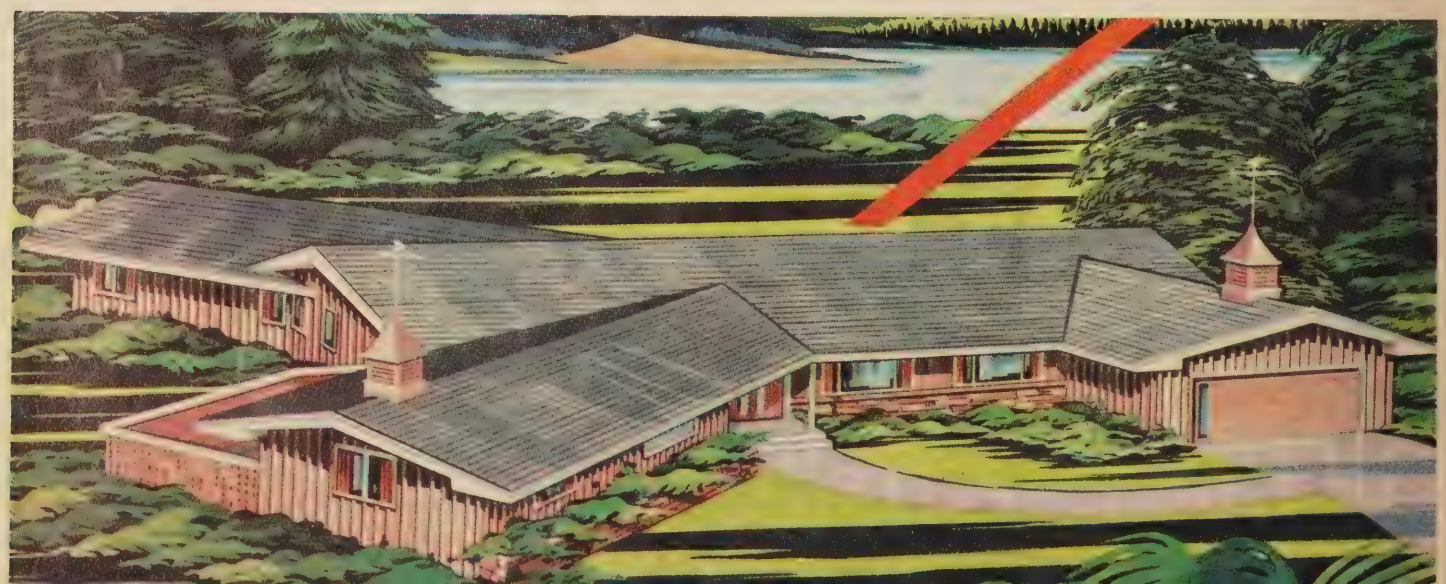
Four complete plans **$39,**
as shown or reversed, specifications, lumber and mill lists. Additional sets $4.00 each.
(One set, $28.00; Two sets, $33.00)

Area	*Sq. Ft.*
Living Area	1,881
Garage	573
Den level	378
Basement level	926
Porch	153

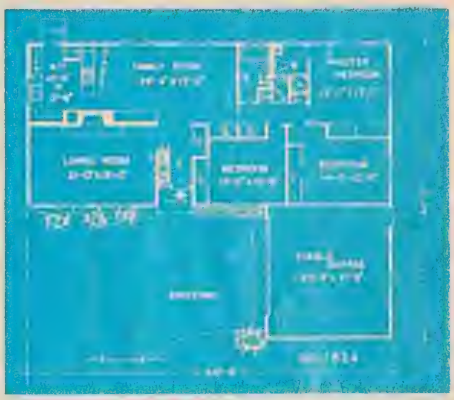
Four complete plans **$39,**
as shown or reversed, specifications, lumber and mill lists. Additional sets $4.00 each.
(One set, $28.00; Two sets, $33.00)

Area	Sq. Ft.
First Floor	2,716
Basement	1,568
Garage	493

No. 9628—This beautiful house will be the most outstanding residence in most any community. The exterior is very attractive with vertical siding and cut stone trim skillfully blended together. The two cupolas also add to the exterior beauty. The front entrance is very impressive with two modern entrance doors. The foyer is large and contains a large coat closet and a beautiful cut stone planter. The formal living room contains a cut stone, wood burning, corner type fireplace with a raised hearth. The family room also has a cut stone, wood burning fireplace. Sliding glass doors in both the family room and the dining room open onto the large terrace at the rear. The large kitchen contains a built-in range and oven, a modern double corner sink, a large breakfast area and space for both washer and dryer. Four bedrooms and two full baths with both tub and shower are located in the bedroom area. The master bedroom has a dressing area with a built-in dressing table, two large closets and a private patio. The bedroom with the angle in it will be the favorite of the youngsters. The den, behind the garage, has many possible uses. It can be maid's quarters, guest room, sewing room, hobby room or office.



No. 7524—Planned for modern tastes and family living is this handsome contemporary home. It incorporates three large bedrooms, two full baths and spacious living and work areas. All rooms radiate from the family room which is the nucleus of the design. An attactive breakfast bar serves as a divider between the family room and kitchen. An exposed cut stone wall runs the full length of the living room broken only by the fireplace opening. These features plus cathedral ceilings certainly make this an outstanding house.



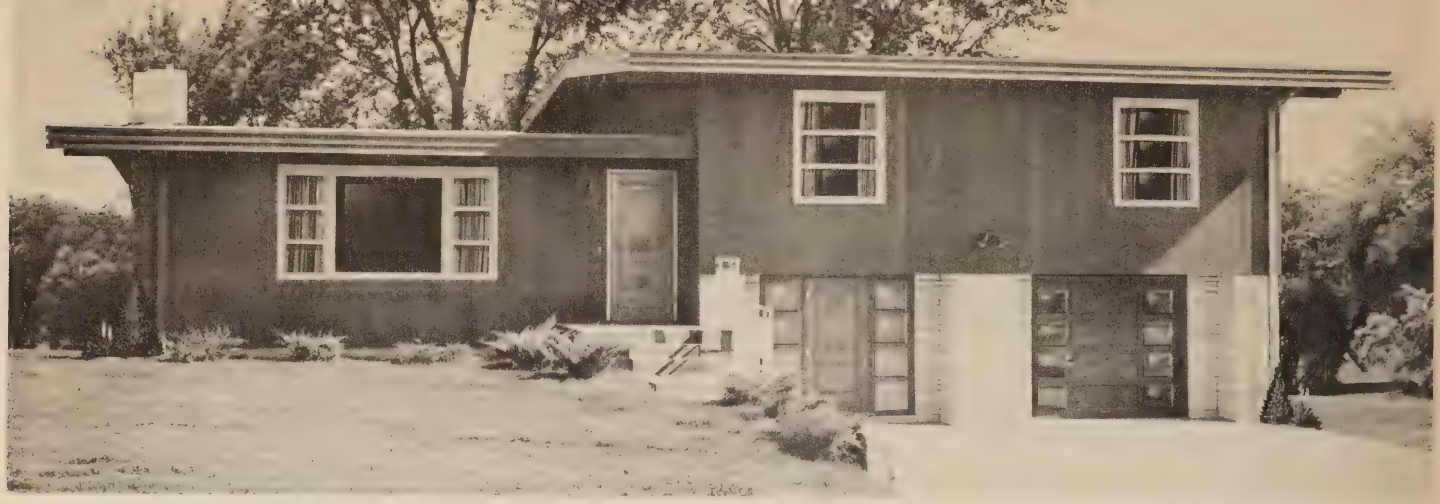
Four complete plans **$36,**
as shown or reversed, specifications, lumber and mill lists. Additional sets $4.00 each.
(One set, $25.00; Two sets, $30.00)

Area	Sq. Ft.
First Floor	1,611
Garage	462

No. 6282—Comfort and convenience were the watch words when this plan was designed. Three large bedrooms with plenty of closet space. There are two full baths in the sleeping area and a half bath on the lower level between the recreation and laundry rooms. The large windows on the front and side of the recreational room make it a most pleasant spot. You and your family will have many hours of enjoyment in this room. There is an outside exit for the lower level to the rear of the house. The living, dining room and kitchen are ample for your every desire. The double garage as shown is to be entered from the left.

Four complete plans **$39,**
as shown or reversed, specifications, lumber and mill lists. Additional sets $4.00 each.
(One set, $28.00; Two sets, $33.00)

Area	*Sq. Ft.*
Living Area	1,458
Garage	477
Recreation and Utility Level	777

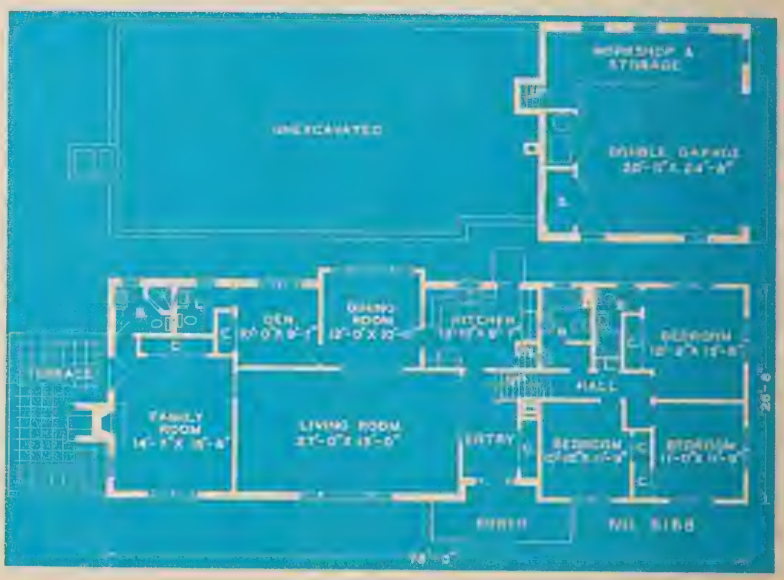


No. 6304—A large three bedroom tri-level, contemporary in appearance, home. It has plain and simple lines with a low-pitch roof. The sleeping quarters are provided with two full baths. The L shaped living-dining area is 23′ by 25′ which provides ample space for your family. The lower level has a large den, laundry and utility space and half bath. It may be entered from the front or rear of the house.

Four complete plans **$36,**
as shown or reversed, specifications, lumber and mill lists. Additional sets $4.00 each.
(One set, $25.00; Two sets, $30.00)

Area	*Sq. Ft.*
Living Areas	1,436
Garage Den Level	767

Four complete plans **$39,**
as shown or reversed, specifications, lumber and mill lists. Additional sets $4.00 each.
(One set, $28.00; Two sets, $33.00)



No. 6168—A home that gives you a definite feeling of comfort and leisure. Every inch of the 78 feet is used in a practical way. There are two baths in conjunction with the bedrooms on the top level and 1½ baths on the ground level off the den and family room. Also a beautiful terrace just outside the family room. This plan is roomy and built for real comfort.

Area	*Sq. Ft.*
Living Area	2076
Garage	685

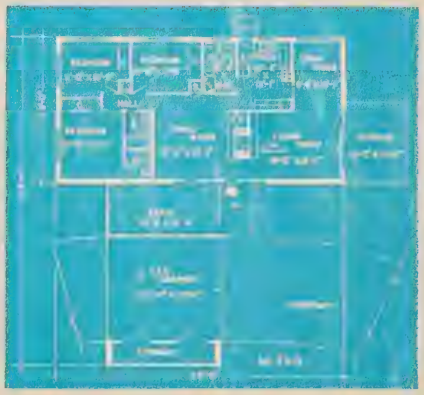
No. 6308—A beautiful four bedroom, two and a half bath split level with a double garage and built in at ground level. Back of the garage is a work shop and laundry with half bath which may be entered from the rear. Four steps down from this level is a basement under the living quarters. The front entrance is into a hallway which leads to the rear entrance. To the right of this hall is the living area, to the left stairs up to the sleeping quarters and down to the garage and basement. A spacious living and dining room area.

Four complete plans **$36,**
as shown or reversed, specifications, lumber and mill lists. Additional sets $4.00 each.
(One set, $25.00; Two sets, $30.00)

Area	*Sq. Ft.*
Living Areas	1,481
Garage Level	777
Basement Level	653

Four complete plans **$36,**
as shown or reversed, specifications, lumber and mill lists. Additional sets $4.00 each.
(One set, $25.00; Two sets, $30.00)

Area	Sq. Ft.
First Floor	1,560
Carport	440
Storage	103



No. 7518—Many features which add up to a well-planned home have been incorporated into this contemporary design. A beautiful two-way fireplace divides the living room and family room. Notice the absolute minimum amount of hallway. All three bedrooms have extra large closets and a bath and one-half are provided. The utility room houses the furnace and water heater and the laundry equipment. The two-car carport and storage area provides the house with privacy from the street. For outdoor entertaining there is an enclosed patio outside of the family room and an open terrace next to the living room.

No. 6002—This split-level plan makes good use of a sloping lot. There are actually four levels as the partial basement is lower than the garage and utility level. The room arrangement will delight the modern homemaker as it has many outstanding features to make the home comfortable, convenient and efficient.

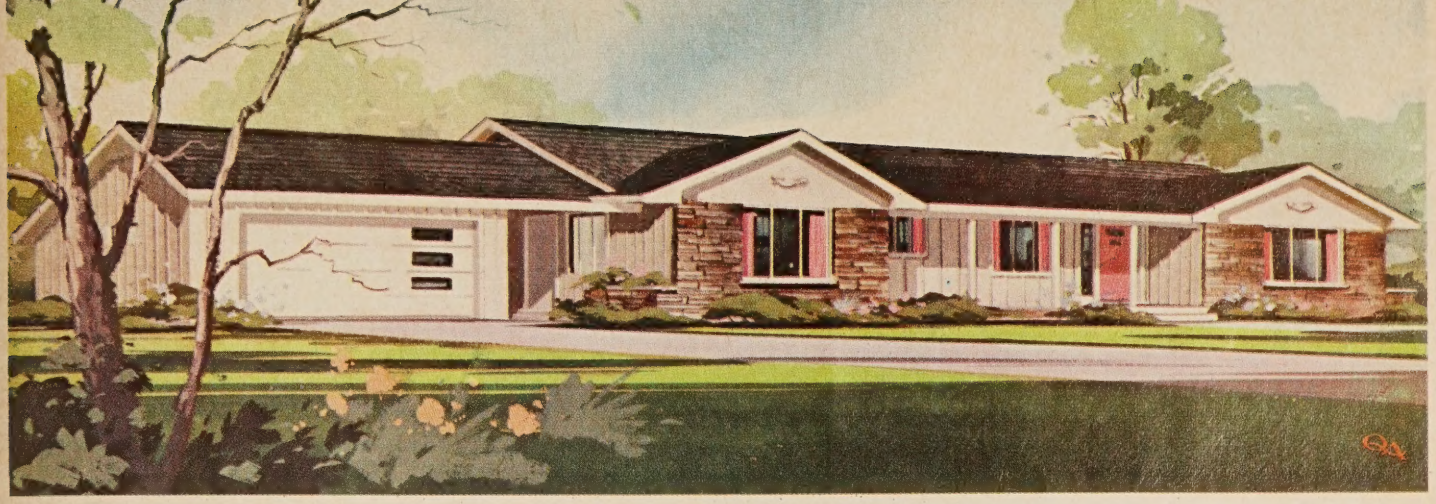
Four complete plans **$39,**
as shown or reversed, specifications, lumber and mill lists. Additional sets $4.00 each.
(One set, $28.00; Two sets, $33.00)

Area	*Sq. Ft.*
First Floor	735
Second Floor	747
Basement	735
Ground Floor	738

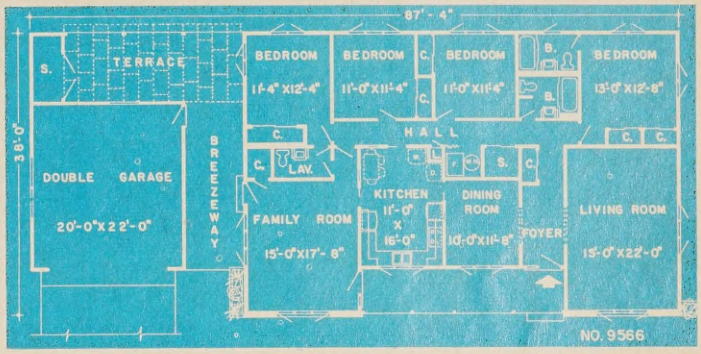
Four complete plans **$39,**
as shown or reversed, specifications, lumber and mill lists. Additional sets $4.00 each.
(One set, $28.00; Two sets, $33.00)

Area	*Sq. Ft.*
Living Area	1,493
Recreation Area	694
Garage	438

No. 7110—The vertical and horizontal siding with a low pitch roof makes this an attractive front to back tri-level home with spacious rooms. A full bath in the sleeping area and a full bath on the lower level. The 33′ x 15′ recreation room with exit to the patio and gardens will provide recreation space for the family both winter and summer. A half bath is conveniently located near the kitchen.

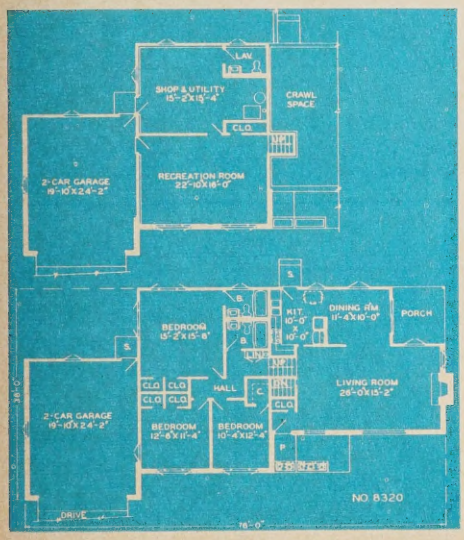


No. 9566—This attractive home represents the newest in design for growing young families. Housing four bedrooms, this expertly designed traditional style home is planned to give families maximum floor space at a reasonable cost. A handsome entry design and well proportioned front gives the exterior of this fine home an appearance of good taste and expert styling. The two entertainment centers, living room and family room, have purposely been widely separated to enable activities in both rooms at the same time. Two full baths are provided in the bedroom area and a half bath is located at the rear of the family room. The terrace behind the garage and breezeway is attractively roofed with open exposed joists. The kitchen is well equipped with a built-in range and oven, space for a washer and dryer and a breakfast area. Notice the excellent traffic pattern provided by the foyer and center hall.



Four complete plans **$39,**
as shown or reversed, specifications, lumber and mill lists. Additional sets $4.00 each.
(One set, $28.00; Two sets, $33.00)

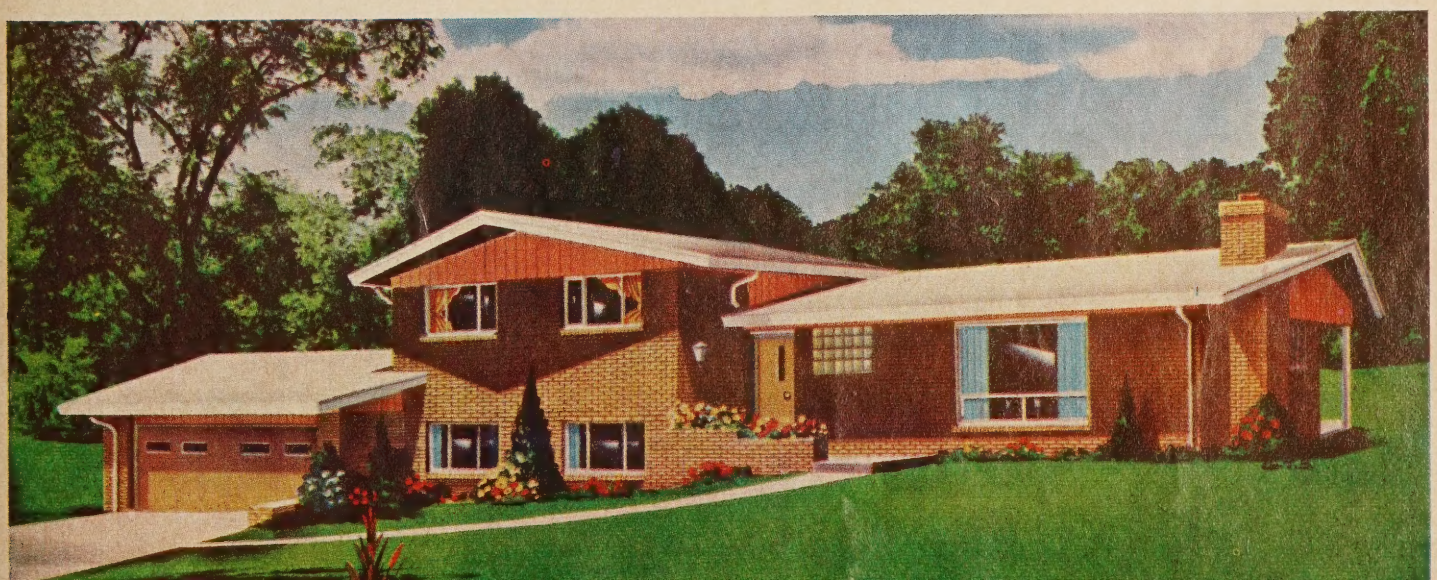
Area	Sq. Ft.
First Floor	2,083
Garage and Storage	514

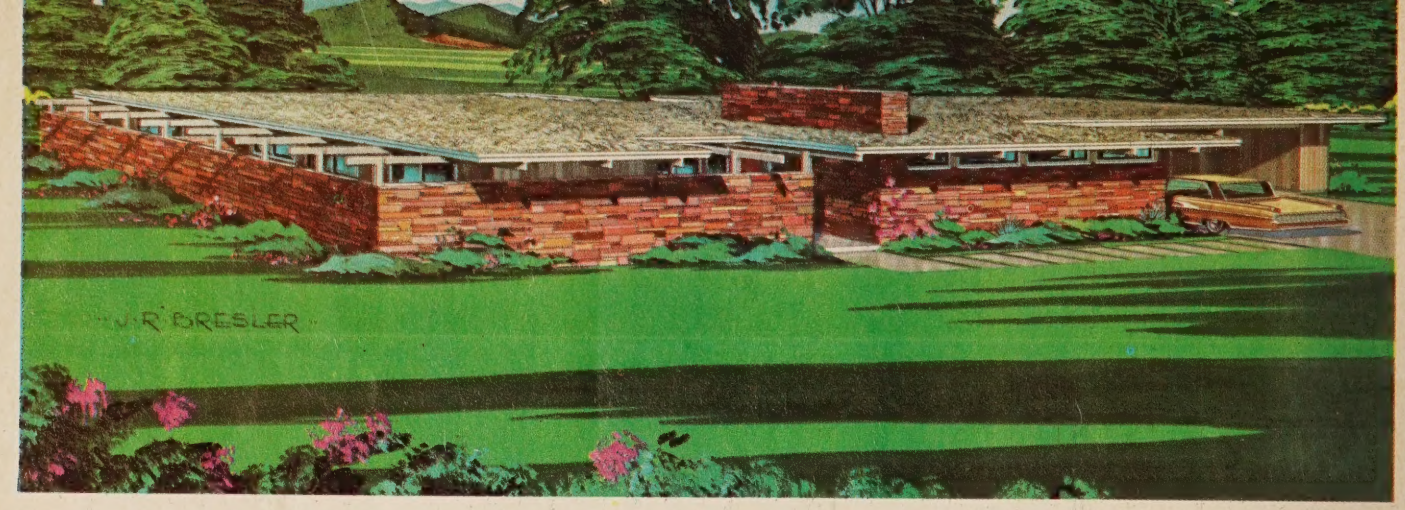


No. 8320—Designed for your sloping lot, either right or left. A home you will enjoy owning with the 26′ long living room and large fireplace. The plumbing is located in one area to cut costs. The lower level provides a 22′ by 16′ recreation room, a similar sized shop and utility room with a half bath. There is easy access to the garage and rear yard from the lower level.

Four complete plans **$39,**
as shown or reversed, specifications, lumber and mill lists. Additional sets $4.00 each.
(One set, $28.00; Two sets, $33.00)

Area	*Sq. Ft.*
Living Areas	1,542
Garage	538
Recreation level	810

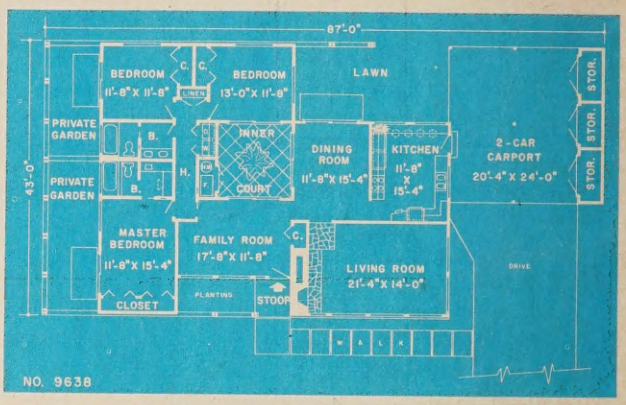


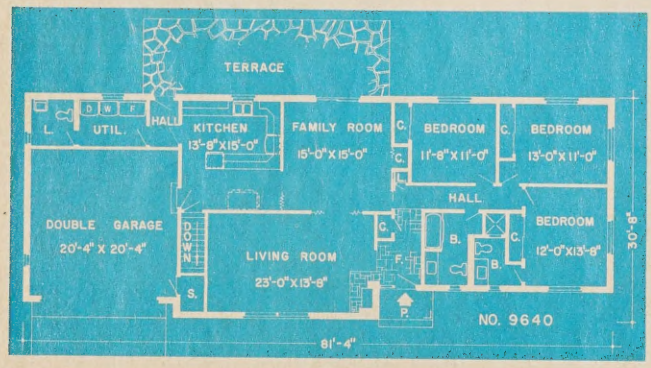


No. 9638—Privacy is the predominant feature in this attractive contemporary design. The family room has large windows for adequate light and ventilation but is shielded from the street by the beautiful cut stone wall. The living room has high windows on the front over a cut stone wall which is exposed on the inside as well as outside. The living room is sunken to further produce an air of luxury. Adequate storage space is provided in the carport.

Four complete plans **$36,**
as shown or reversed, specifications, lumber and mill lists. Additional sets $4.00 each.
(One set, $25.00; Two sets, $30.00)

Area	Sq. Ft.
First Floor	1,766
Carport	487
Storage	96





No. 9640—A maintenance-free exterior was the prime requirement on this beautiful ranch style home. The stone veneer, aluminum windows and heavy cedar shake shingled roof will last many, many years without any care. The hipped roof eliminates all gable end painting. The aluminum windows are awning type and both sides of the glass can be cleaned from inside the house. Colorado pink stone veneer is specified but any local stone or brick can be substituted. An excellent floor plan design is provided. A corner type fireplace in the living room will provide many hours of enjoyment on cold winter evenings. The utility room provides space for a washer, dryer and freezer. The kitchen, with its built-in range and oven and plenty of cabinets, will please the most discriminating housewife.

Four complete plans **$39,**
as shown or reversed, specifications, lumber and mill lists. Additional sets $4.00 each.
(One set, $28.00; Two sets, $33.00)

Area	Sq. Ft.
First Floor	1,877
Basement	1,722
Garage	449

Garlinghouse Working Drawings Give You Complete Detailed Plans Including:

1. Four elevations
2. Framing elevations
3. Complete framing plans
4. Material list
5. Wall sections
6. Floor plan
7. Roof plan
8. Plot plan
9. Kitchen cabinet details
10. Basement or foundation plans
11. Window and door schedule
12. Specification & Contract booklet

COMPLETE PLANS AVAILABLE

Garlinghouse plans are very complete, ready for your builder to begin construction immediately. They are drawn in accord with FHA and VA requirements, subject of course to local interpretations. The working drawings are liberally dimensioned. They contain drawings and notes designating the location and type of materials. With these plans, your builder can estimate accurately the cost of building the house in your area, then of course use them for the actual construction of your home.

When you order the reverse of a plan you get the same quality of drawings that you get when ordering them as shown. The lettering and dimensions are not backwards. There is no chance for errors due to an upside down plan. Garlinghouse plans will save you money.

CONDITIONS, SPECIFICATIONS and CONTRACT

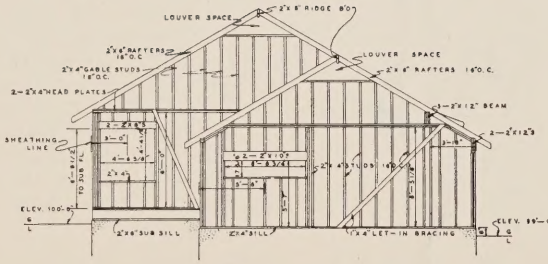
For Plan No._____

All blanks in these specifications that apply to this particular building to be filled in, and all blanks and specifications which do not apply to be crossed out. Great care should be taken that all necessary information concerning the building is clearly set out in the specifications.

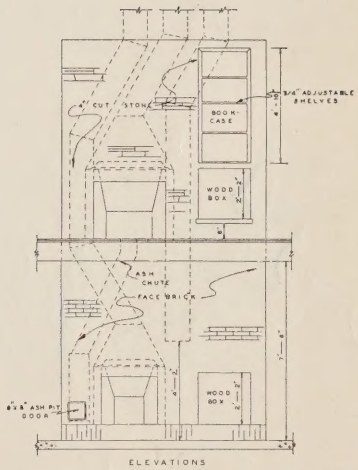
CONTENTS

Instructions to the Owner

Article I	General Conditions
Article II	Excavating and Grading
Article III	Concrete and Masonry
Article IV	Plastering
Article V	Structural Steel and Ironwork
Article VI	Grades of Materials
Article VII	Carpentry and Millwork
Article VIII	Sheet Metalwork
Article IX	Painting and Decorating
Article X	Electrical Work
Article XI	Plumbing
Article XII	Heating
Article XIII	Miscellaneous
Article XIV	Agreement



LEFT ELEVATION FRAMING
1/4" = 1'—0"



ELEVATIONS

FIREPLACE DETAILS
1/2" = 1'—0"

MATERIAL LIST

The material list includes all lumber, millwork (doors, windows, trim, etc.), roofing, masonry (concrete, brick, and stone), steel, interior wall finish, kitchen cabinets, linoleum, insulation, etc. You receive a copy of the material list with each set of plans you order.

FOUR SETS OF PLANS NEEDED

Today's building practices require at least four sets of plans, one for the builder, a set for your local building department, a set for your financial institution, and of course, you will want a set for yourself to check on the construction as it progresses. Remember, you can save money by purchasing your complete plan package of four sets.

Four Sets	Additional Sets	One Set	Two Sets
$31	$4 Each	$20	$25
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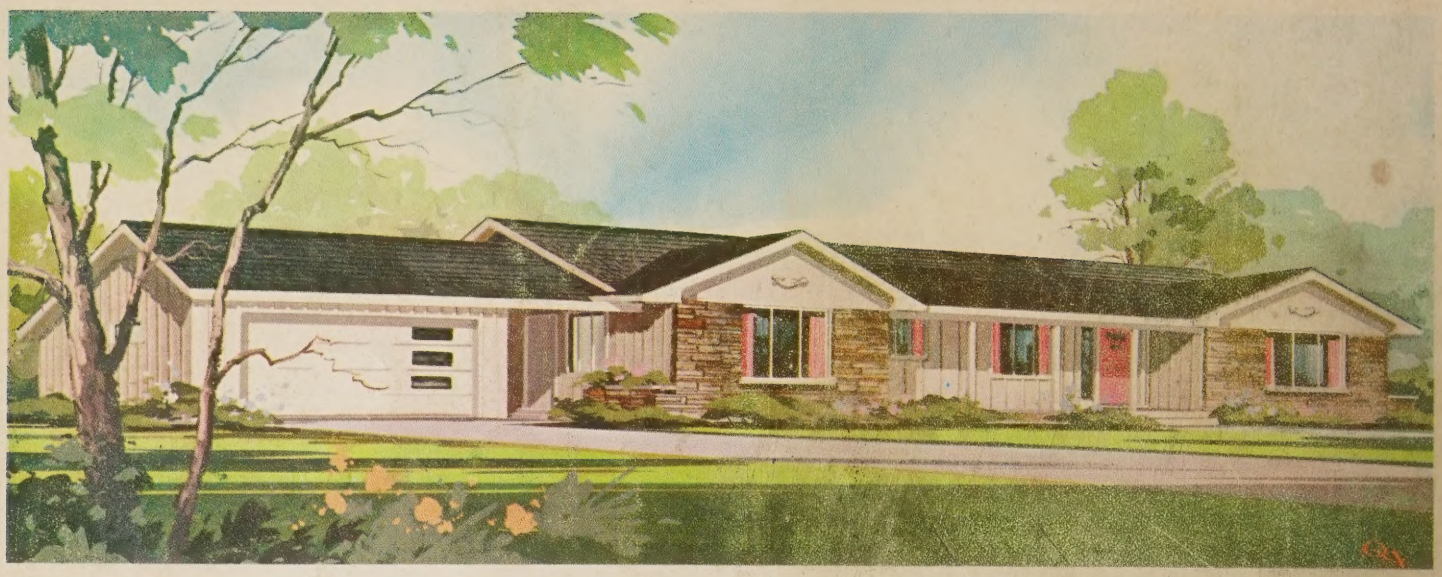

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